SYMBOLS LEGEND

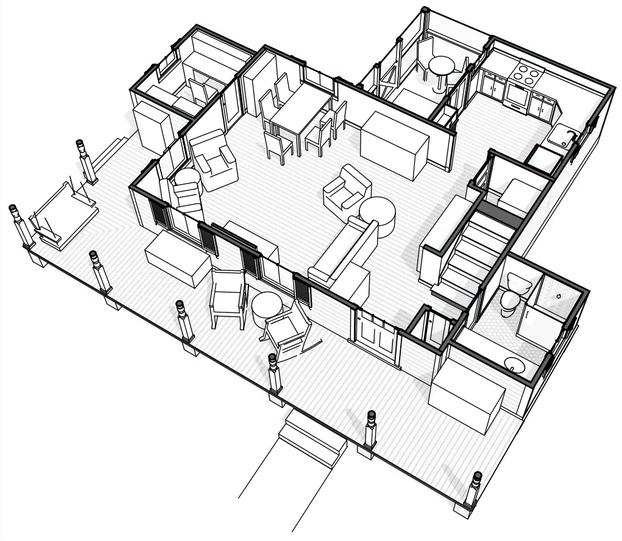
- SECTION MARKER (8 / A8.8)
- ELEVATION MARKER (4 / A8.8)
- INTERIOR ELEVATION (1 / 3 A8.8 / 2)
- DETAIL CALLOUT (1 / A8.8)
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT (1)
- DOOR CALLOUT (A)
- FIXTURE CALLOUT (X-00)
- FINISH CALLOUT (F-00)
- CONTOURS (2')
- REVISION NUMBER (8)
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET (REF)
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- LIGHT/FAN SWITCH
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR (SD)

ABBREVIATIONS

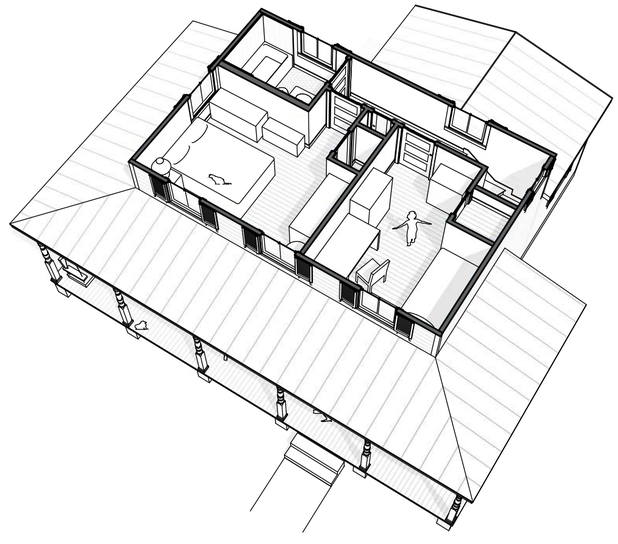
#	POUNDS OR NUMBER	M	METERS
~	APPROXIMATELY	MAX	MAXIMUM
[ ]	METRIC UNITS (MM, U.O.N.)	MIN	MINIMUM
AC	AIR CONDITIONING	MM	MILLIMETERS
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	O.C.	ON CENTER
BD	BOARD	OSB	ORIENTED STRAND BD
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
C.O.	CASED OPENING	R	RADIUS OR RISER
CONC	CONCRETE	RCP	CEILING PLAN
CONT	CONTINUOUS	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DH	DOUBLE HUNG	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SIM.	SIMILAR
DM	DIMMER	SPEC	SPECIFICATION
DN	DOWN	SYM	SYMMETRICAL
DW	DISHWASHER	T.O.	TOP OF
(E)	EXISTING	T&G	TONGUE & GROOVE
EL	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	W	WASHER OR WATT
EXT	EXTERIOR	W/	WITH
FIN	FINISH	W/D	WASHER & DRYER
FT	FEET	W/O	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GFCI	CIRCUIT INTERRUPTER	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER
IN	INCH(ES)	WP	WATERPROOF
INT	INTERIOR	XPS	EXTRUDED POLY
KG	KILOGRAMS		

PERSPECTIVE

1ST FLOOR



2ND FLOOR



SHEET INDEX

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A1.1 DOWNSTAIRS PLANS
A1.2 UPSTAIRS PLANS

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A2.1 REAR ELEVATIONS

A3.0 SECTION VIEWS

A4.0 TYPICAL DETAILS
A4.1 EXTERIOR OPTIONS

A5.0 SCHEDULES

These technical plans also include 3D views and explanatory footnotes that help you understand the design's underlying ideas and intentions.

ARCHITECTURAL CONCEPT

Today, starter homes are almost extinct. Most new houses are oversized and shortsighted–made for banks, not people. But we can avoid extreme debt by building homes that can grow.

Based on iconic house designs from the 1800s, this Starter Farmhouse is simple, economical, and versatile. It can grow beautifully with time.

Old houses did this well. They're still enduringly functional and desirable. Traditional homes can adapt to changing needs (better than the fragile fashions of modernity). To make a better future, we must build upon the successes of the past.

IMPORTANT NOTE

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CAROLINE'S STARTER FARMHOUSE JAY OSBORNE

24 JULY 2025 1ST DRAFT DESIGN

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3	**2025-07-24**	1ST DRAFT DESIGN (PRINTED PLANS)
2	**2023-10-01**	CAROLINE: BLUEPRINTS ON PATREON
1	**2023-01-04**	STARTER FARMHOUSE SCHEMATICS

+ See A0.1 for more project history and credits

COVER PAGE

A0.0

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PROJECT INFORMATION

LOCATION
54321 EXAMPLE AVENUE
KNOWWHERE, NC 12345

PROJECT DESCRIPTION
ADU OR SINGLE-FAMILY HOUSE

PROJECT NUMBER
APN 0000-0000-000-000

FLOOR AREA
1ST FLOOR: CORE: 384 SQUARE FEET
"ADDITIONS" (ALL): 191 SQUARE FEET
TOTAL FLOOR 1 AREA: **575 SQUARE FEET**
2ND FLOOR: CORE: **346 SQUARE FEET**

TOTAL FLOOR AREA: 923 SQUARE FEET

CONSTRUCTION TYPE
TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE
[RECOMMENDED: AT LEAST 50 FEET BY 60 FEET]

APPLICABLE CODES
2022 EXAMPLE STATE BUILDING CODE

PROJECT HISTORY & CREDITS

2023-01-04
1 STARTER FARMHOUSE SCHEMATIC DESIGNS
PRESENT DIGITAL MODELS TESTING THE FIRST FOUR VARIATIONS.

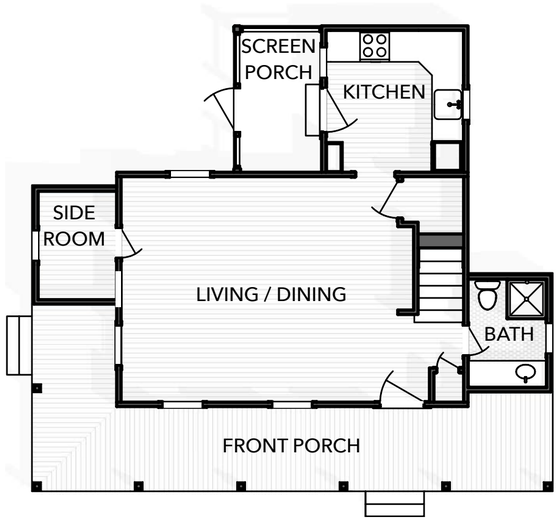
2023-10-01
2 CAROLINE: 1ST DRAFT OF PLAN DRAWINGS
JAY OSBORNE CREATES DETAILED DRAWINGS FOR PATREON.

2025-07-24
3 CAROLINE: 1ST DRAFT DESIGN (PRINTED PLANS)
ADDED DETAILS PAGES – THANKS TO KICKSTARTER SUPPORTERS

NOTE: ALL WORK SO FAR IS BY JAY OSBORNE. SEE GENERAL NOTES (SHEET A0.2, SECTION 9) FOR INFORMATION ABOUT ATTRIBUTION AND THE OPEN SOURCE LICENSE.

PRESENTATION PLANS

CAROLINE



1ST FLOOR

2ND FLOOR

CONTACT INFORMATION

OWNER
NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

ARCHITECT (OR DESIGNER OF RECORD)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

GENERAL CONTRACTOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

SURVEYOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

PLUMBING
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

MECHANICAL (AND/OR ELECTRICAL)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

STRUCTURAL
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

LANDSCAPE
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

INTERIORS
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

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PROJECT INFO

A0.1

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1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES, DETAILS, AND DIMENSIONS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – AVOID USING SPRAY FOAM INSULATION WITHOUT MITIGATING MOISTURE ISSUES & THE POSSIBILITY OF HIDDEN STRUCTURAL ROT.

5C – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQ'TS OF BUILDING CODES, PRODUCT MANUFACTURERS, ETC.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MAXIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

9 (CONDITIONS OF USE)

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GENERAL NOTES

A0.2

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED, LIKE A BASEMENT, SLAB, OR PIERS.

3. STRUCTURAL BRICK FACING MAY BE 1" THIN BRICK VENEER INSTEAD, WHICH CAN LOOK BETTER THAN 4-5" BRICK VENEERS. BRICKWORK SHOULDN'T PROTRUDE PAST THE SIDING.

4. DON'T USE CONCRETE WITH FAKE BRICK TEXTURE. PLAIN CONCRETE IS MUCH BETTER.

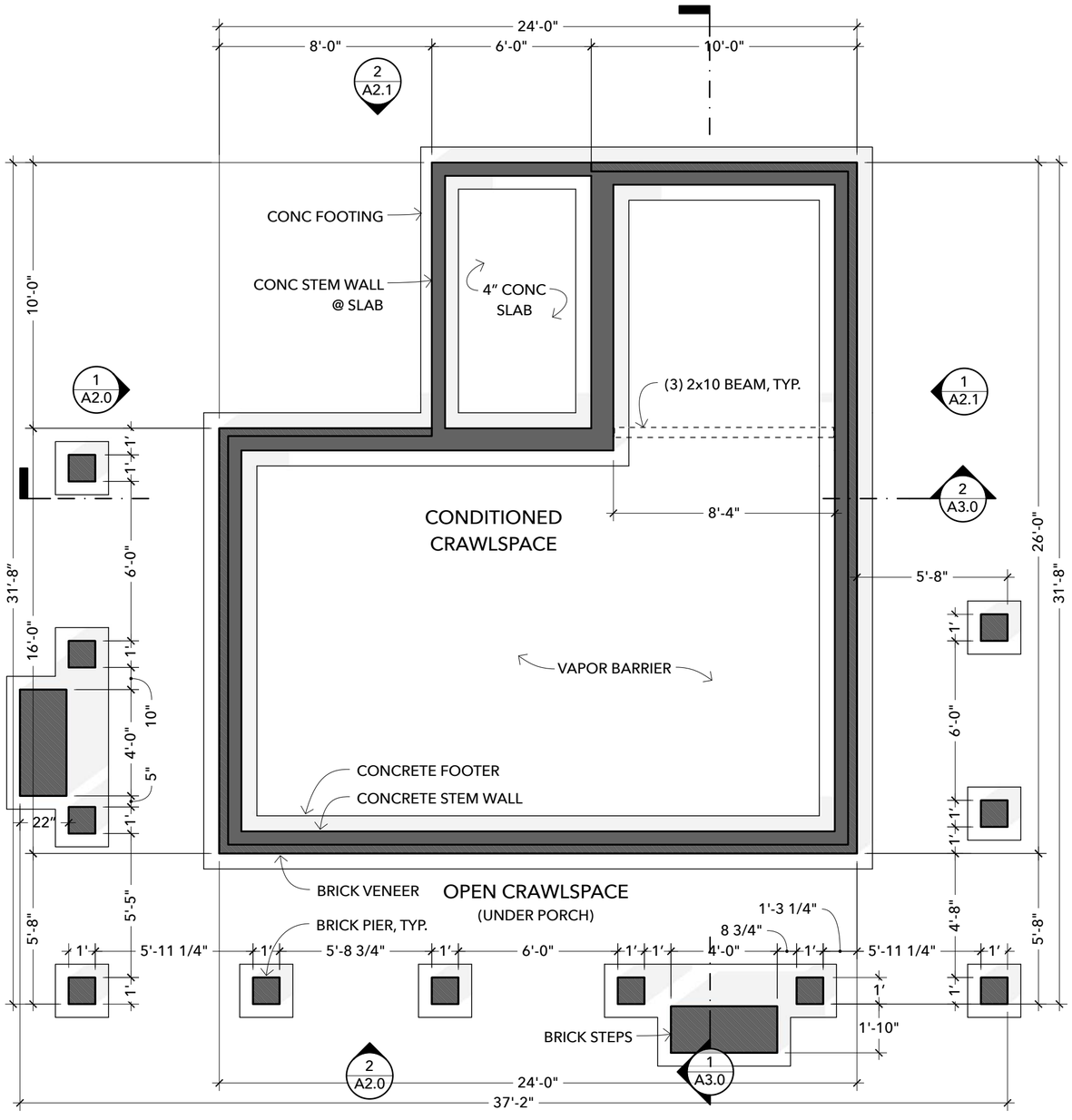
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

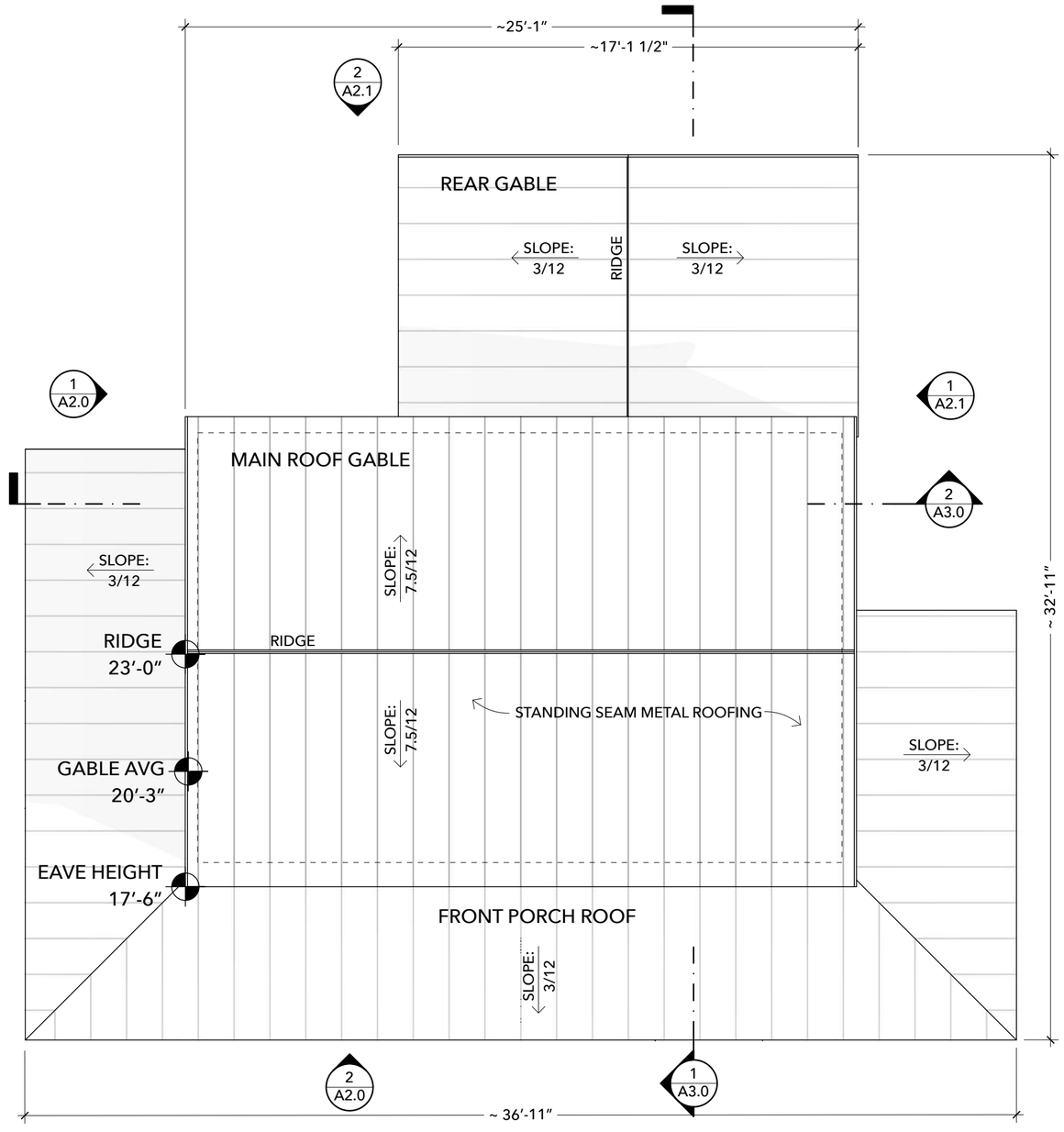
2. TO REDUCE ROOFING COSTS, REPLACE STANDING SEAM WITH 5V METAL PANELS.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION/ ROOF

A1.0

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

2. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

3. NOTE THAT SOME DIMENSIONS ARE TO THE CENTER OF THE POSTS, OTHERS TO THE EDGES OF POSTS (& BEAMS THEY SIT ON OR HOLD UP).

4. OPTIONAL BUILT-IN SHELVING. POSSIBLE LOCATION FOR WOODSTOVE.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR

WINDOWS

- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

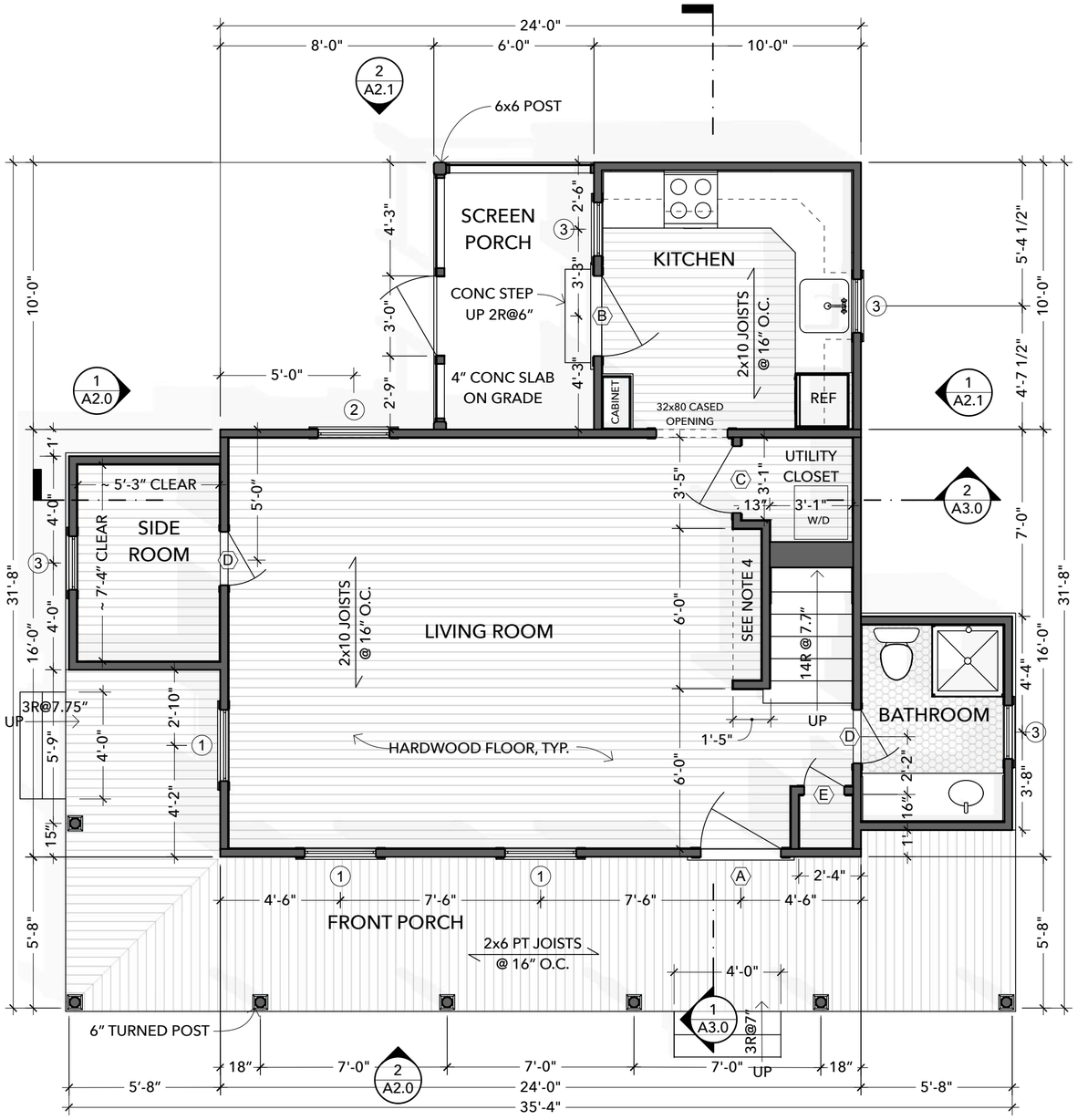
CEILING/ ELECTRICAL NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

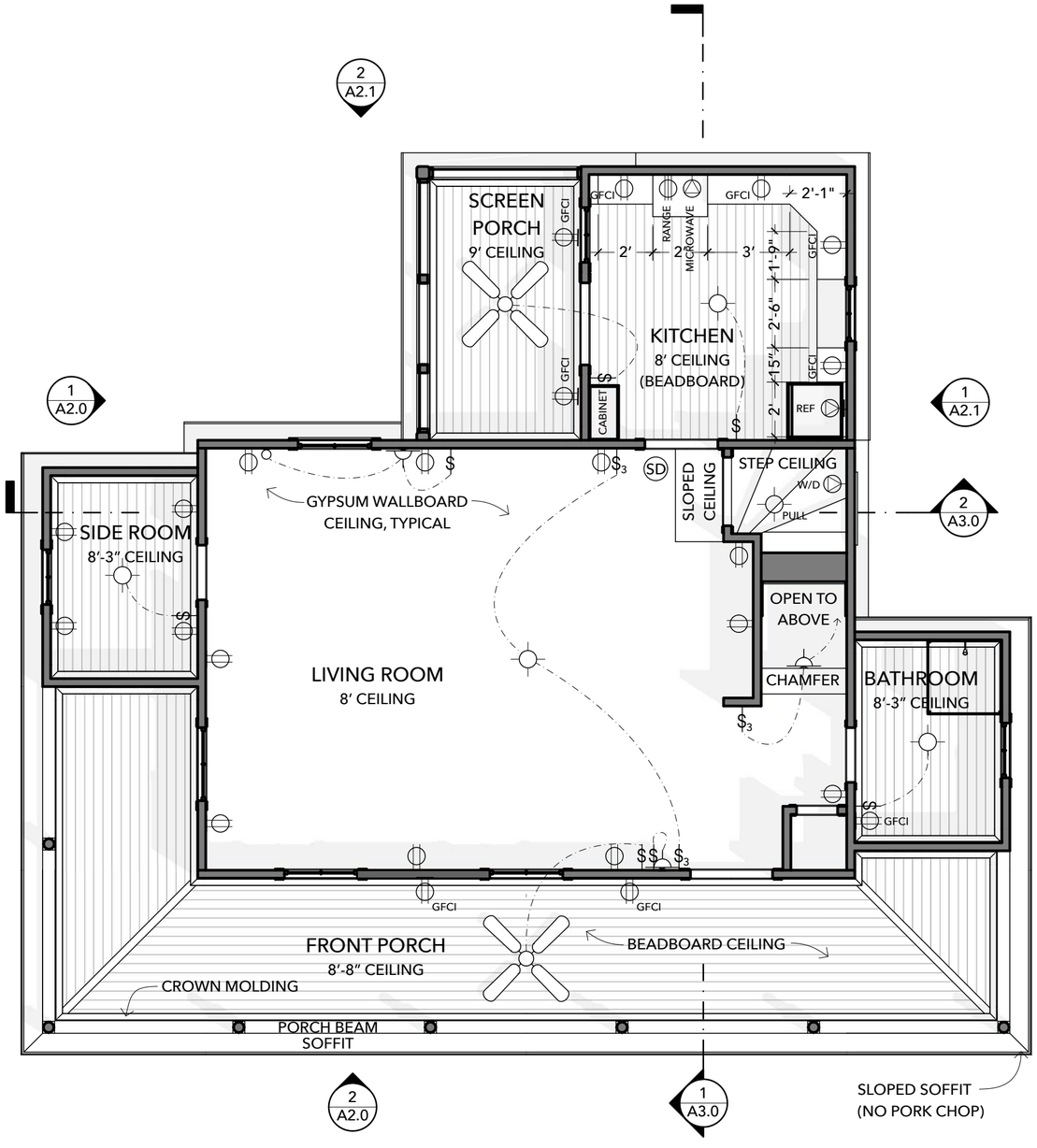
3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

4. SHOWER MAY INSTEAD BE REPLACED BY STACKED LAUNDRY UNITS. IN THAT CASE, MAKE SURE TO SPECIFY THE APPROPRIATE OUTLETS.



1 DOWNSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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CAROLINE'S FARMHOUSE

THE ORIGINAL STARTER FARMHOUSE PLANS

3	**2025-07-24**	1ST DRAFT DESIGN (PRINTED PLANS)
2	**2023-10-01**	CAROLINE: BLUEPRINTS ON PATREON
1	**2023-01-04**	STARTER FARMHOUSE SCHEMATICS

+ See A0.1 for more project history and credits

DOWNSTAIRS PLANS

A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.

2. BEDROOM CLOSET AT RAISED PLATFORM (STAIRS) CAN BE OMITTED.

3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK.

4. BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

5. SIDE WINDOW AT WINDER STAIRS CAN BE OMITTED, BUT SHALL STILL BE FRAMED IN, IN CASE OF FUTURE REAR ADDITION AT 2ND LEVEL.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR

WINDOWS

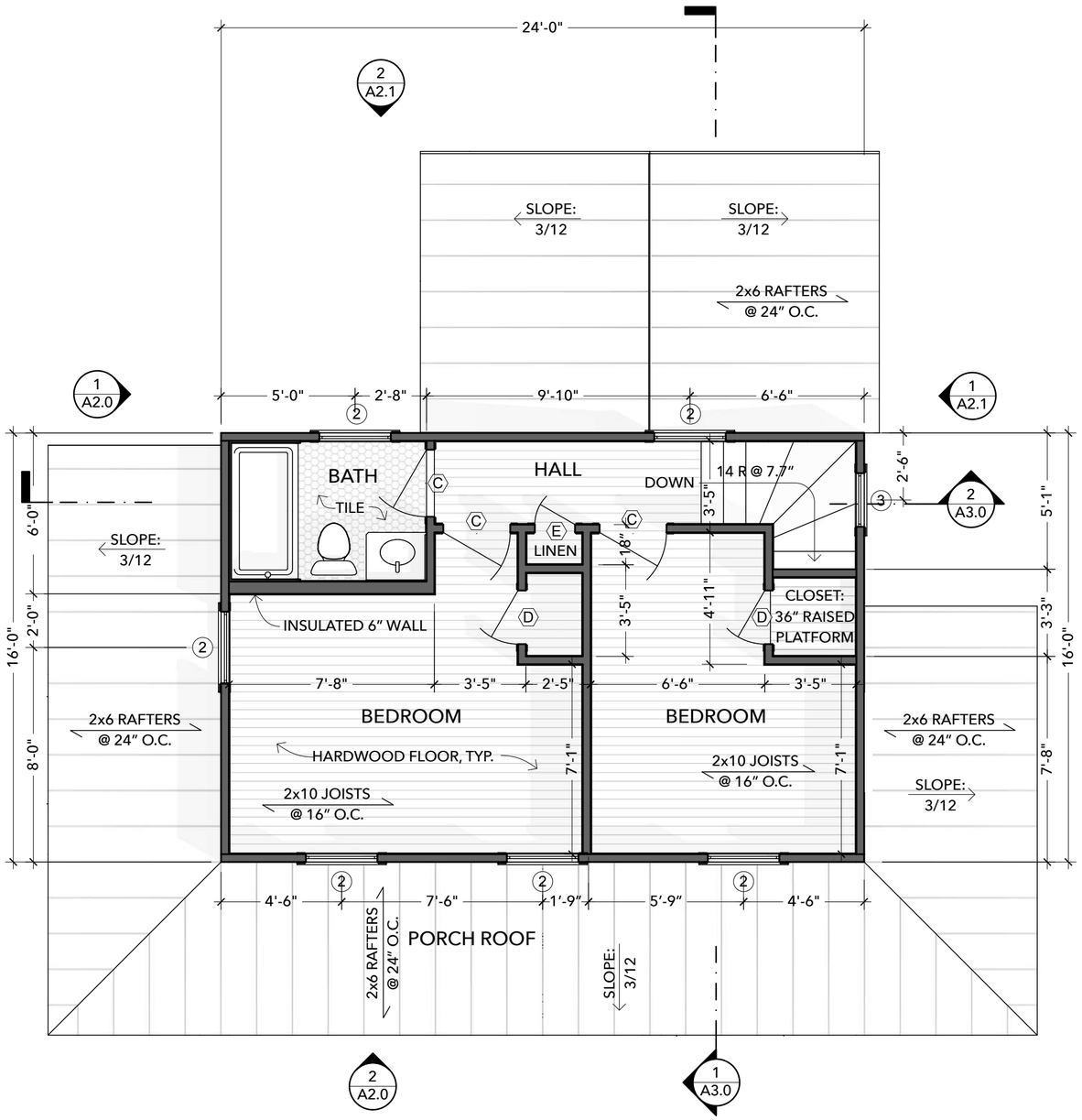
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

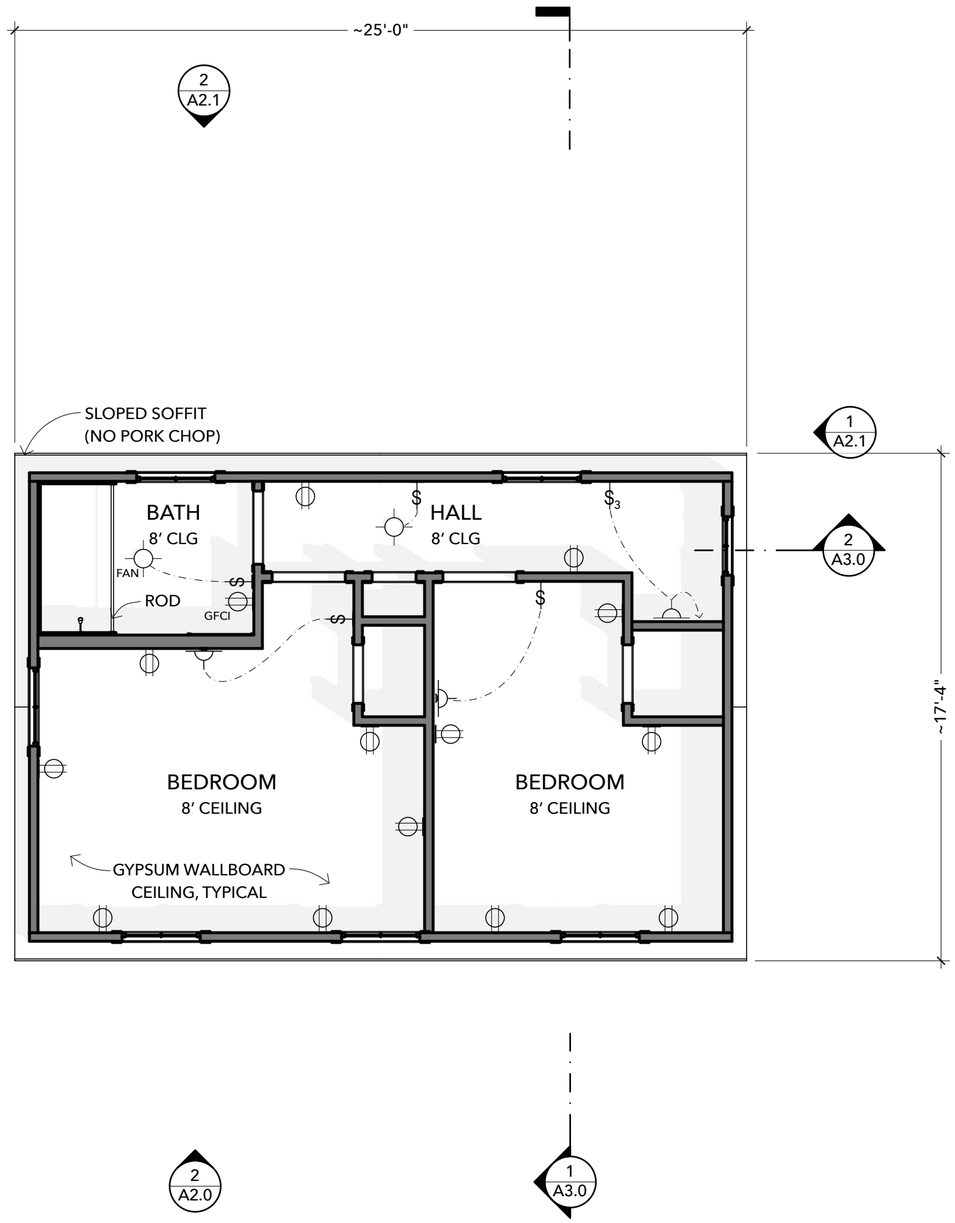
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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UPSTAIRS PLANS

A1.2

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS ARE STRICTLY FORBIDDEN, BECAUSE THE HOUSE WOULD LOOK BETTER WITH NO SHUTTERS AT ALL.

3. THOU SHALT NOT USE VINYL SIDING. THIS IS A HOUSE, NOT A CHEAP PLASTIC TOY.

4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

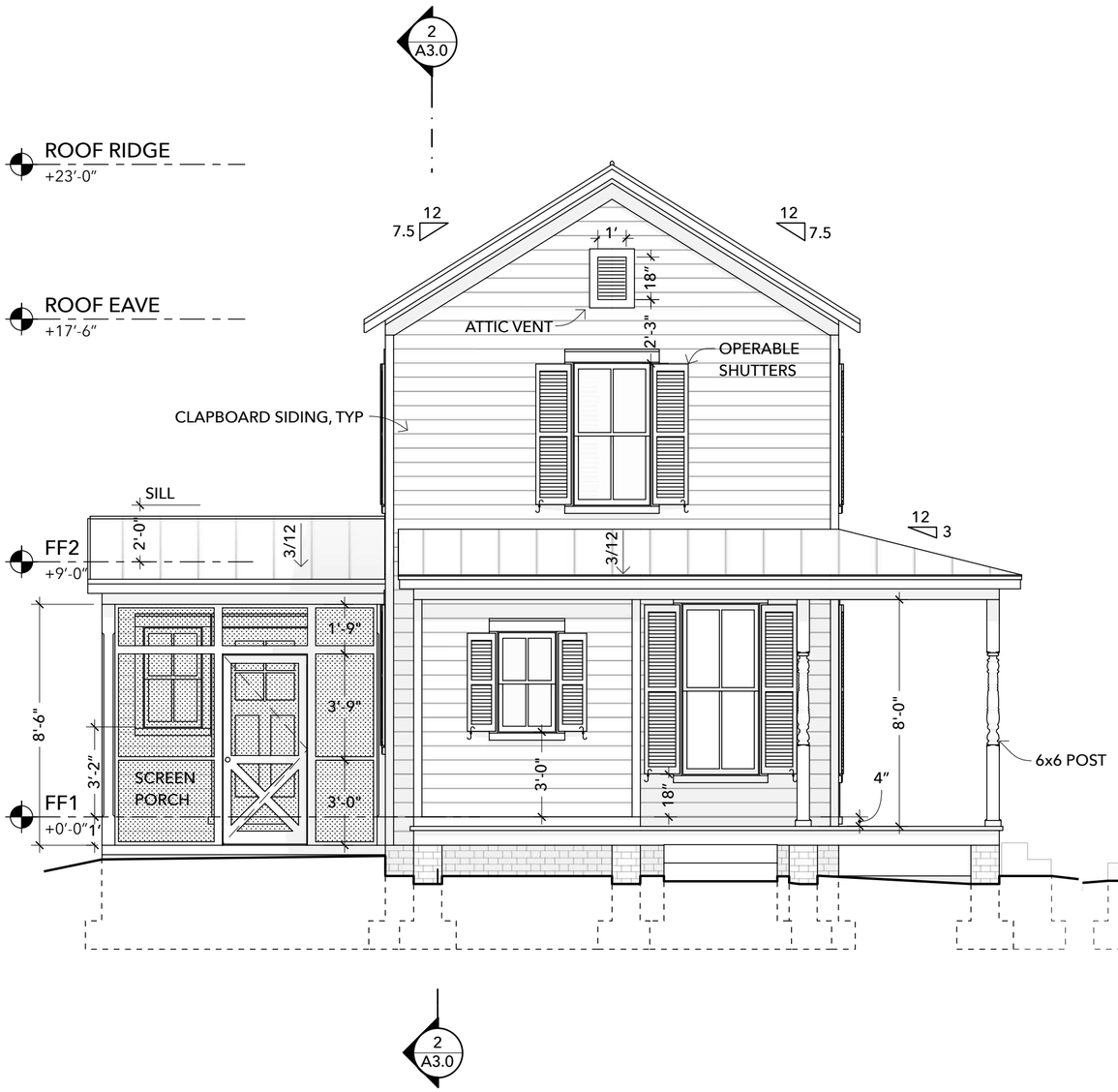
5. AT THE FOUNDATION, DON'T USE CONCRETE MOLDS WITH A FAKE BRICK TEXTURE.

6. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

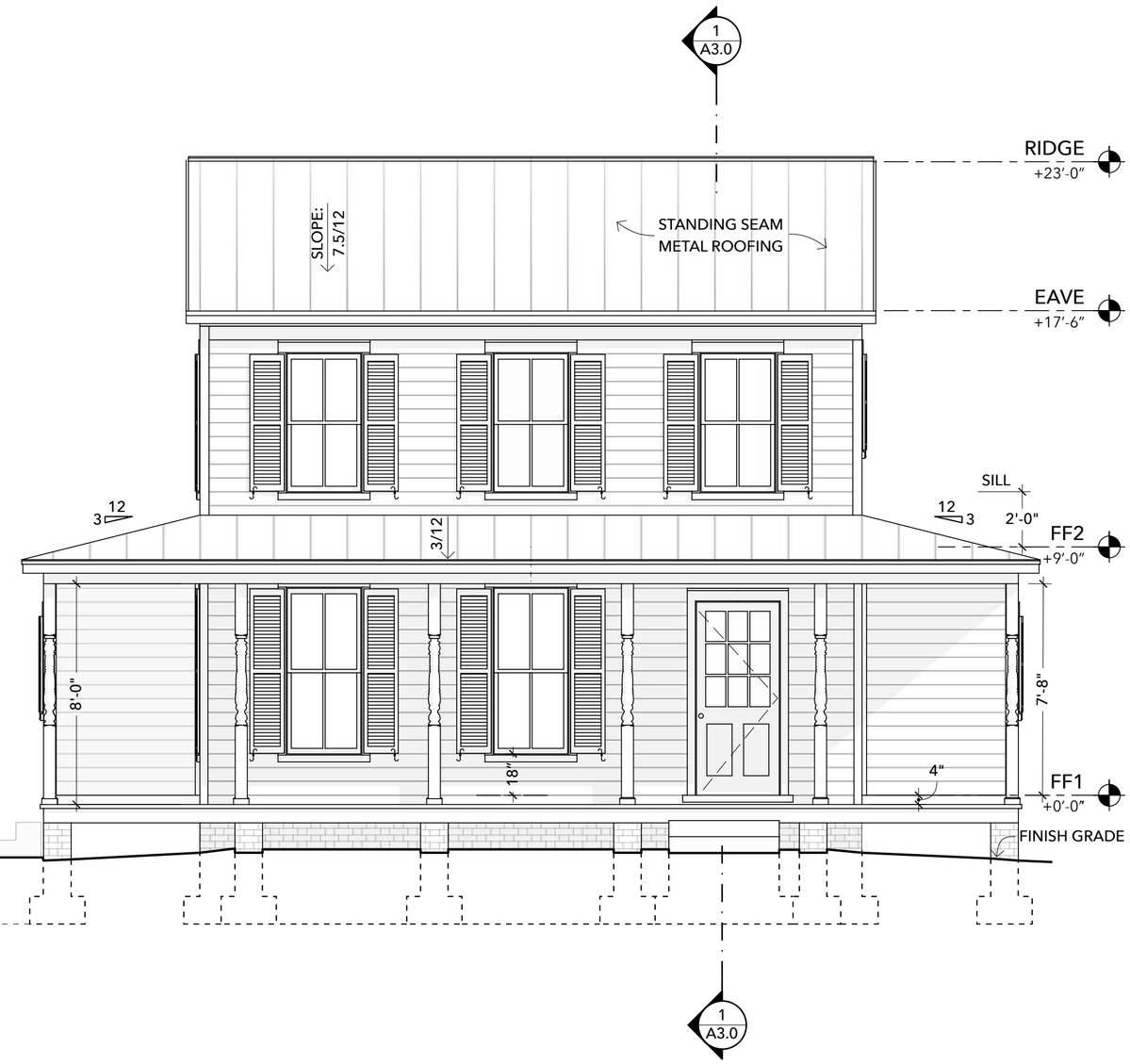
7. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

8. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

9. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FRONT ELEVATIONS

A2.0

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

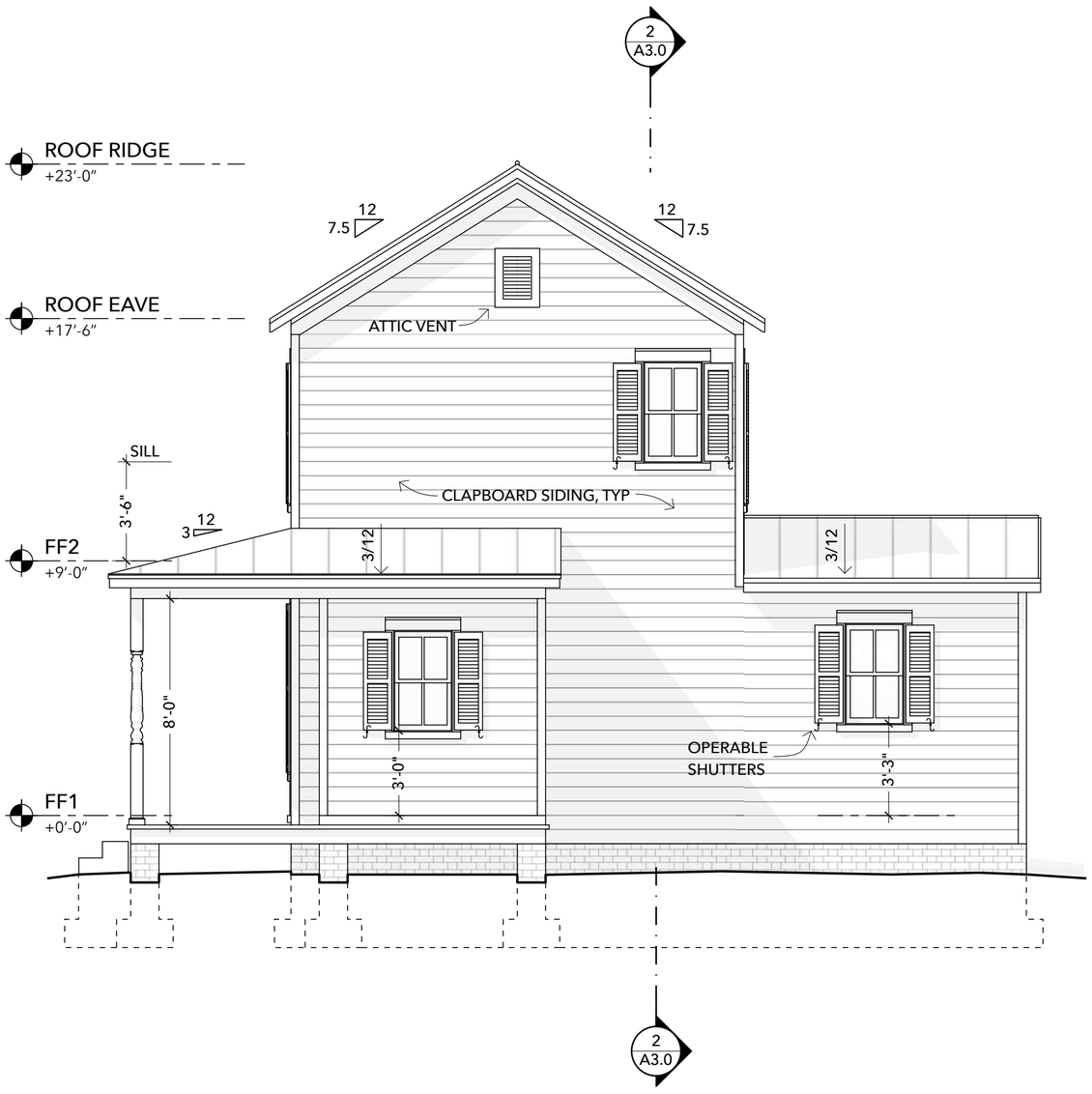
6. WINDOWS ON EAST ELEVATION CAN BE OMITTED IF WITHIN 3' OF PROPERTY LINE.

7. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

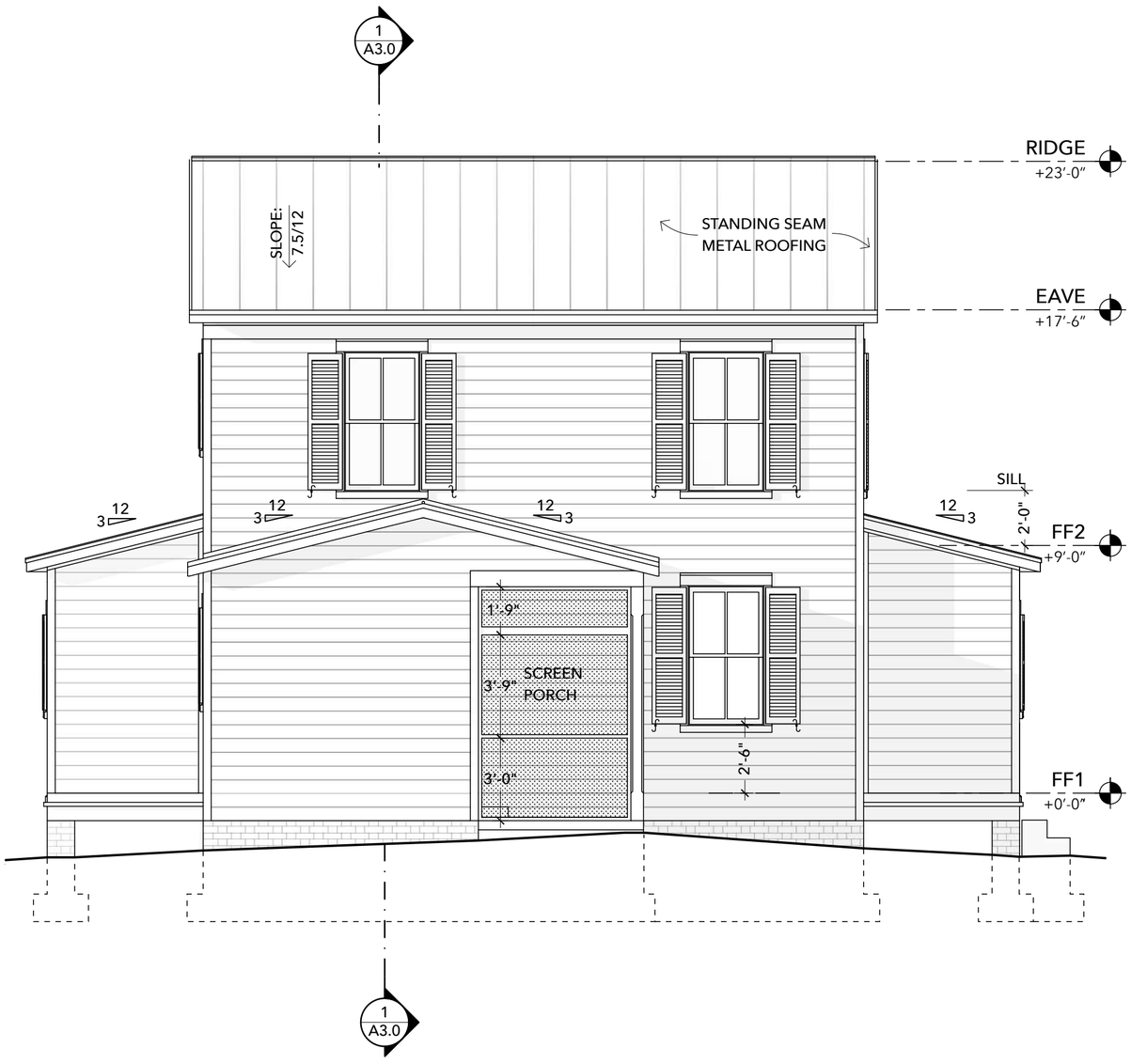
8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS

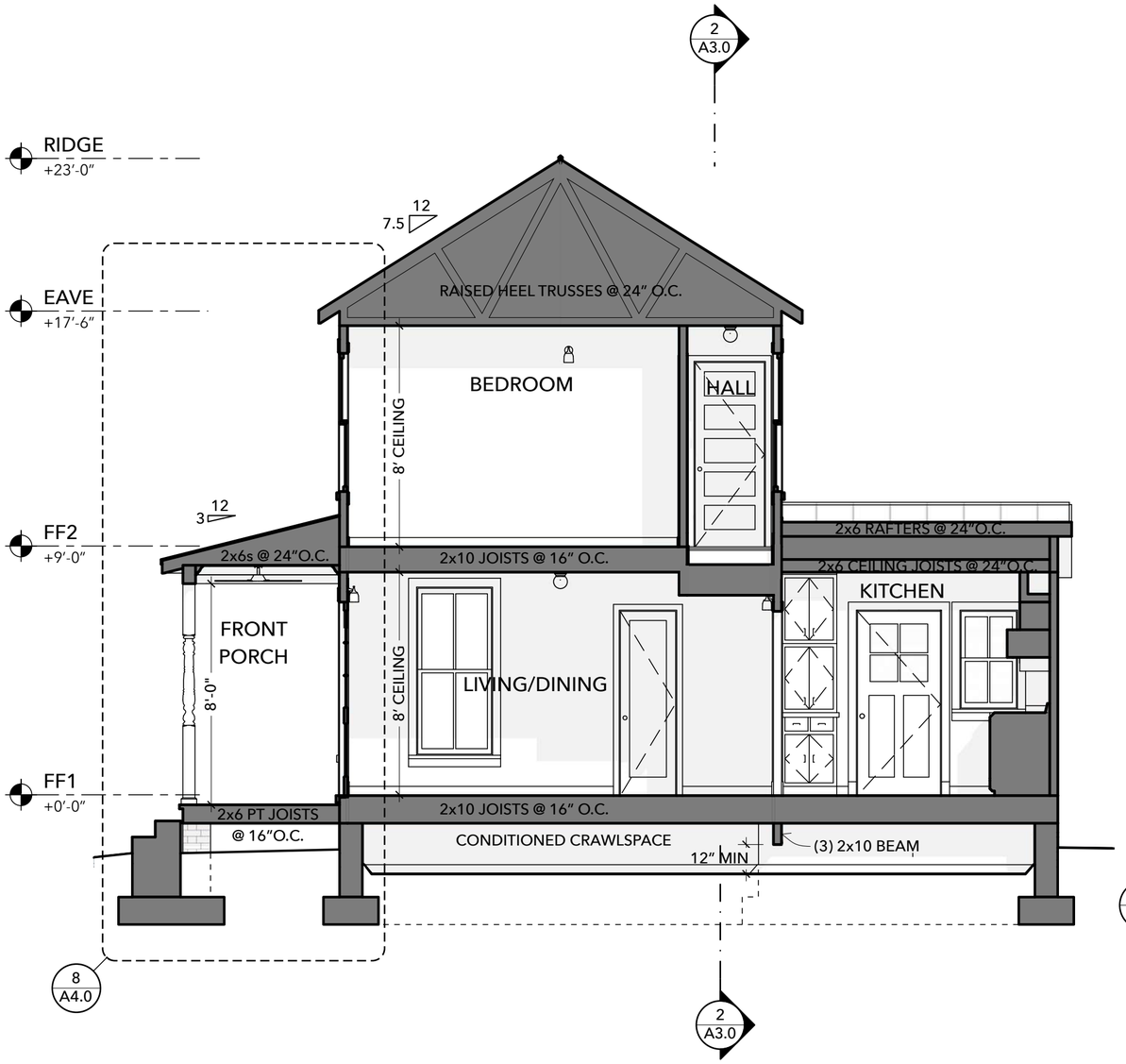
3. WINDER STAIRS HAVE STRICT REQUIREMENTS. CONSULT BUILDING CODE FOR INFO.

4. WINDERS CAN BE BUILT AS A SERIES OF PLATFORMS. MAKE SURE TO USE 1-HR FIRE-RATED GYPSUM WALLBOARD SHEATHING UNDER THE STAIRS IN THE UTILITY CLOSET.

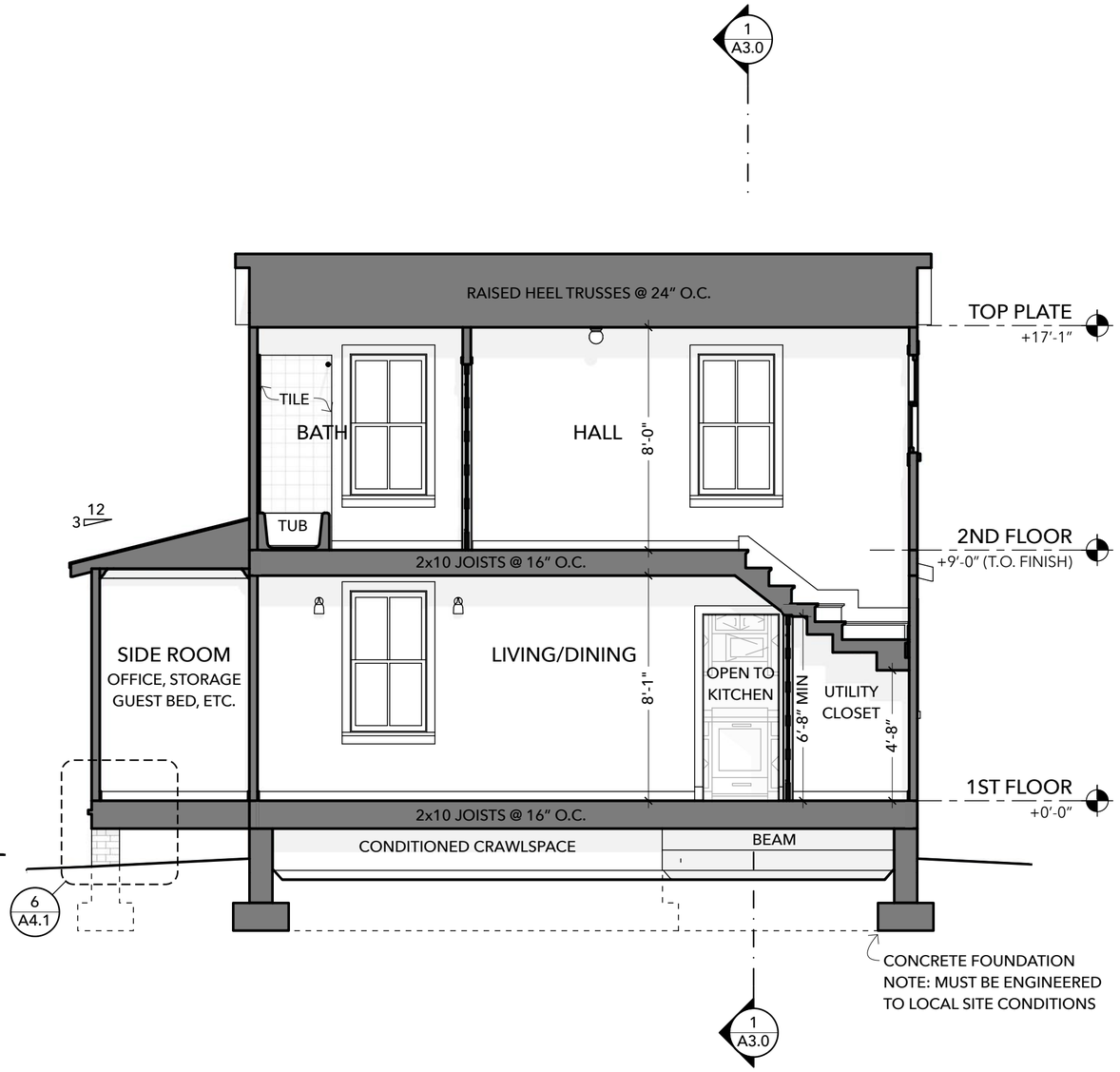
6. CHAMFER AT STAIR IS USED TO MAINTAIN 80" MIN HEAD CLEARANCE.

7. RAILING AT UPPER PORCH HAS EXTENSIONS, TO PRESERVE SEATED SIGHTLINES.

8. WALLS AND CEILINGS AT UTILITY CLOSET TO BE 1HR FIRE-RATED (TYPE X GYP BD).



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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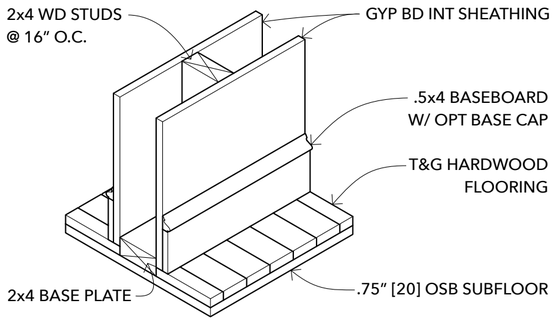
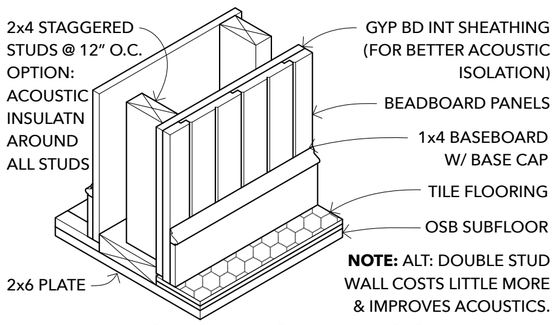
SECTION VIEWS

A3.0



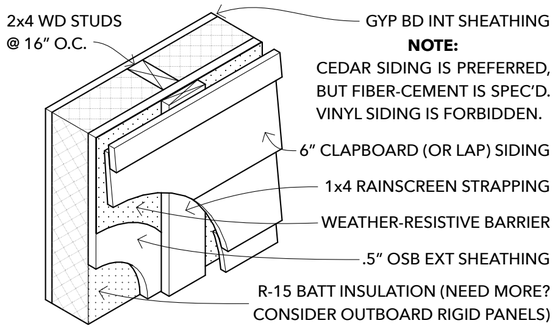
1 TYPICAL INTERIOR WALL DETAIL

SCALE: 1-1/2" = 1'-0"


2x4 STAGGERED STUDS @ 12" O.C. OPTION: ACOUSTIC INSULATN AROUND ALL STUDS
GYP BD INT SHEATHING (FOR BETTER ACOUSTIC ISOLATION)
BEADBOARD PANELS
1x4 BASEBOARD W/ BASE CAP
TILE FLOORING
OSB SUBFLOOR
2x6 PLATE
NOTE: ALT: DOUBLE STUD WALL COSTS LITTLE MORE & IMPROVES ACOUSTICS.

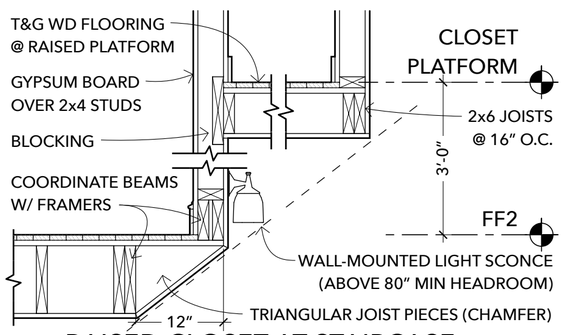
2 INTERIOR WALL @ BATHROOM

SCALE: 1-1/2" = 1'-0"


2x4 WD STUDS @ 16" O.C.
GYP BD INT SHEATHING
NOTE:
CEDAR SIDING IS PREFERRED, BUT FIBER-CEMENT IS SPEC'D. VINYL SIDING IS FORBIDDEN.
6" CLAPBOARD (OR LAP) SIDING
1x4 RAINSCREEN STRAPPING
WEATHER-RESISTIVE BARRIER
.5" OSB EXT SHEATHING
R-15 BATT INSULATION (NEED MORE? CONSIDER OUTBOARD RIGID PANELS)

3 TYPICAL EXTERIOR WALL DETAIL

SCALE: 1-1/2" = 1'-0"



4 RAISED CLOSET AT STAIRCASE

SCALE: 3/4" = 1'-0"

1. WINDER STAIRS ARE STRICTLY REGULATED COMPARED TO THE PAST. SO THEY ARE SAFER AND MORE CONVENIENT. THEY DON'T SAVE AS MUCH SPACE AS BEFORE, BUT THEY STILL ARE NEEDED FOR THE HEAD CLEARANCE (80" MINIMUM) AT THE STAIRCASE.

2. US CODES REQUIRE A 6" TREAD AT THE NARROWEST, AND AT LEAST 10" AT THE *WALK LINE* (12" FROM THE WALL AT INSIDE TURN).

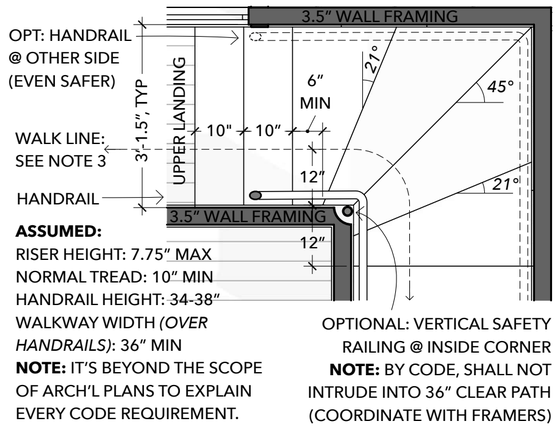
3. SOME STATES ALLOW STEEPER STAIRS (8.25" RISERS & 9" TREADS). SAFE ENOUGH THAT MORE RESIDENTIAL CODES MAY SOON ALLOW THEM. (STEEPER STAIRS ELIMINATE THE NEED FOR THESE WINDERS.)

4. THESE WINDER STAIRS ARE CONSTRUCTED AS A SERIES OF VERTICALLY SHIFTED PLATFORMS, BOLTED TOGETHER. SKILLED CARPENTERS CAN MAKE IT IN OTHER WAYS. STACKING PLATFORMS IS JUST ONE OPTION (WHICH MAXIMIZES HEAD HEIGHTS BELOW).

5. FIRE-RATED SHEATHING SHALL BE USED BELOW THESE STAIRS IF THAT AREA HAS UTILITY FUNCTIONS, LIKE LAUNDRY HOOKUPS.

5 WINDER STAIR NOTES

THESE APPLY TO THE DIAGRAMS BELOW

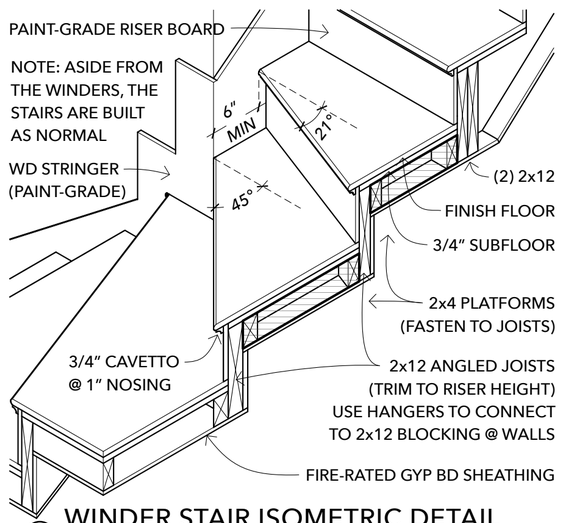


ASSUMED:
RISER HEIGHT: 7.75" MAX
NORMAL TREAD: 10" MIN
HANDRAIL HEIGHT: 34-38"
WALKWAY WIDTH *(OVER HANDRAILS)*: 36" MIN
NOTE: IT'S BEYOND THE SCOPE OF ARCH'L PLANS TO EXPLAIN EVERY CODE REQUIREMENT.

NOTE: BY CODE, SHALL NOT INTRUDE INTO 36" CLEAR PATH (COORDINATE WITH FRAMERS)

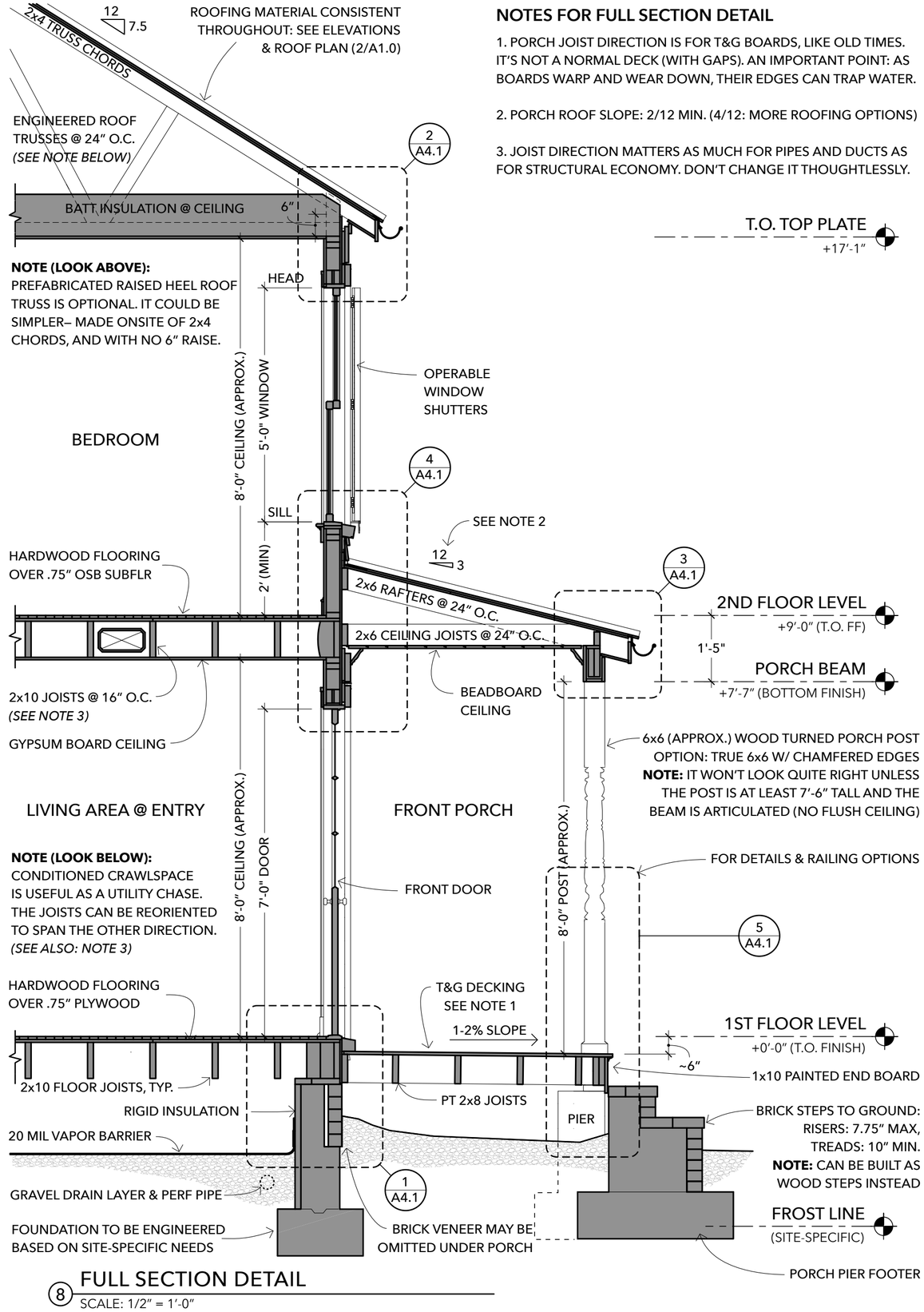
6 WINDER STAIR DETAIL PLAN

SCALE: 1/2" = 1'-0"


PAINT-GRADE RISER BOARD
NOTE: ASIDE FROM THE WINDERS, THE STAIRS ARE BUILT AS NORMAL
WD STRINGER (PAINT-GRADE)
6" MIN
21°
45°
(2) 2x12
FINISH FLOOR
3/4" SUBFLOOR
2x4 PLATFORMS (FASTEN TO JOISTS)
3/4" CAVETTO @ 1" NOSING
2x12 ANGLED JOISTS (TRIM TO RISER HEIGHT) USE HANGERS TO CONNECT TO 2x12 BLOCKING @ WALLS
FIRE-RATED GYP BD SHEATHING

7 WINDER STAIR ISOMETRIC DETAIL

SCALE: 1" = 1'-0"


12
7.5
2x4 TRUSS CHORDS
ROOFING MATERIAL CONSISTENT THROUGHOUT: SEE ELEVATIONS & ROOF PLAN (2/A1.0)
ENGINEERED ROOF TRUSSES @ 24" O.C. (SEE NOTE BELOW)
2 A4.1
BATT INSULATION @ CEILING 6"
T.O. TOP PLATE +17'-1"
NOTE (LOOK ABOVE): PREFABRICATED RAISED HEEL ROOF TRUSS IS OPTIONAL. IT COULD BE SIMPLER– MADE ONSITE OF 2x4 CHORDS, AND WITH NO 6" RAISE.
HEAD
8'-0" CEILING (APPROX.)
5'-0" WINDOW
OPERABLE WINDOW SHUTTERS
BEDROOM
4 A4.1
SILL
2' (MIN)
SEE NOTE 2
12
3
3 A4.1
HARDWOOD FLOORING OVER .75" OSB SUBFLR
2x6 RAFTERS @ 24" O.C.
2ND FLOOR LEVEL +9'-0" (T.O. FF)
2x6 CEILING JOISTS @ 24" O.C.
1'-5"
PORCH BEAM +7'-7" (BOTTOM FINISH)
2x10 JOISTS @ 16" O.C. (SEE NOTE 3)
BEADBOARD CEILING
GYPSUM BOARD CEILING
6x6 (APPROX.) WOOD TURNED PORCH POST
OPTION: TRUE 6x6 W/ CHAMFERED EDGES
NOTE: IT WON'T LOOK QUITE RIGHT UNLESS THE POST IS AT LEAST 7'-6" TALL AND THE BEAM IS ARTICULATED (NO FLUSH CEILING)
LIVING AREA @ ENTRY
FRONT PORCH
8'-0" CEILING (APPROX.)
7'-0" DOOR
8'-0" POST (APPROX.)
NOTE (LOOK BELOW): CONDITIONED CRAWLSPACE IS USEFUL AS A UTILITY CHASE. THE JOISTS CAN BE REORIENTED TO SPAN THE OTHER DIRECTION. (SEE ALSO: NOTE 3)
FRONT DOOR
FOR DETAILS & RAILING OPTIONS
5 A4.1
HARDWOOD FLOORING OVER .75" PLYWOOD
T&G DECKING SEE NOTE 1
1-2% SLOPE
1ST FLOOR LEVEL +0'-0" (T.O. FINISH)
~6"
1x10 PAINTED END BOARD
2x10 FLOOR JOISTS, TYP.
PT 2x8 JOISTS
RIGID INSULATION
PIER
BRICK STEPS TO GROUND: RISERS: 7.75" MAX, TREADS: 10" MIN.
NOTE: CAN BE BUILT AS WOOD STEPS INSTEAD
20 MIL VAPOR BARRIER
1 A4.1
GRAVEL DRAIN LAYER & PERF PIPE
FROST LINE (SITE-SPECIFIC)
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC NEEDS
BRICK VENEER MAY BE OMITTED UNDER PORCH
PORCH PIER FOOTER

8 FULL SECTION DETAIL

SCALE: 1/2" = 1'-0"

NOTES FOR FULL SECTION DETAIL

1. PORCH JOIST DIRECTION IS FOR T&G BOARDS, LIKE OLD TIMES. IT'S NOT A NORMAL DECK (WITH GAPS). AN IMPORTANT POINT: AS BOARDS WARP AND WEAR DOWN, THEIR EDGES CAN TRAP WATER.

2. PORCH ROOF SLOPE: 2/12 MIN. (4/12: MORE ROOFING OPTIONS)

3. JOIST DIRECTION MATTERS AS MUCH FOR PIPES AND DUCTS AS FOR STRUCTURAL ECONOMY. DON'T CHANGE IT THOUGHTLESSLY.

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A DESIGN BY JAY OSBORNE

CAROLINE'S FARMHOUSE

THE ORIGINAL STARTER FARMHOUSE PLANS

3	**2025-07-24**	1ST DRAFT DESIGN (PRINTED PLANS)
2	**2023-10-01**	CAROLINE: BLUEPRINTS ON PATREON
1	**2023-01-04**	STARTER FARMHOUSE SCHEMATICS

+ See A0.1 for more project history and credits

TYPICAL DETAILS

A4.0

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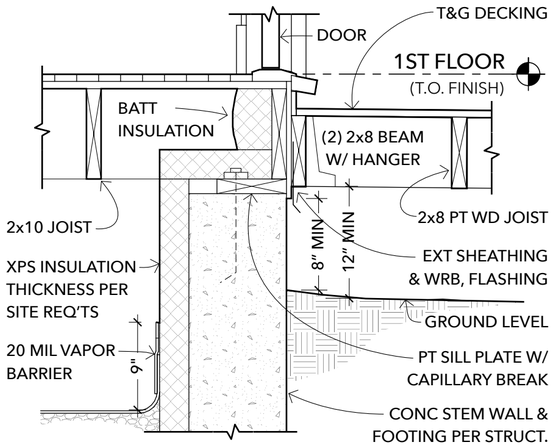
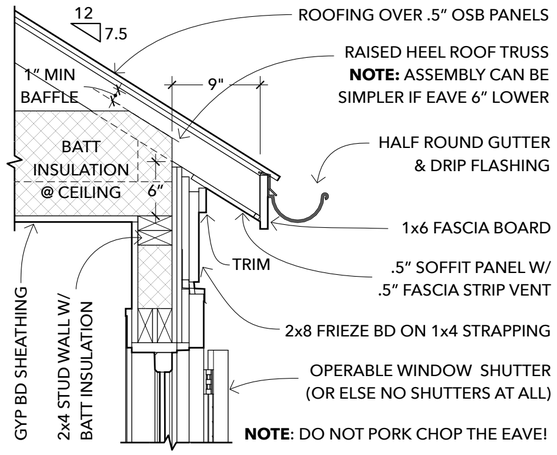


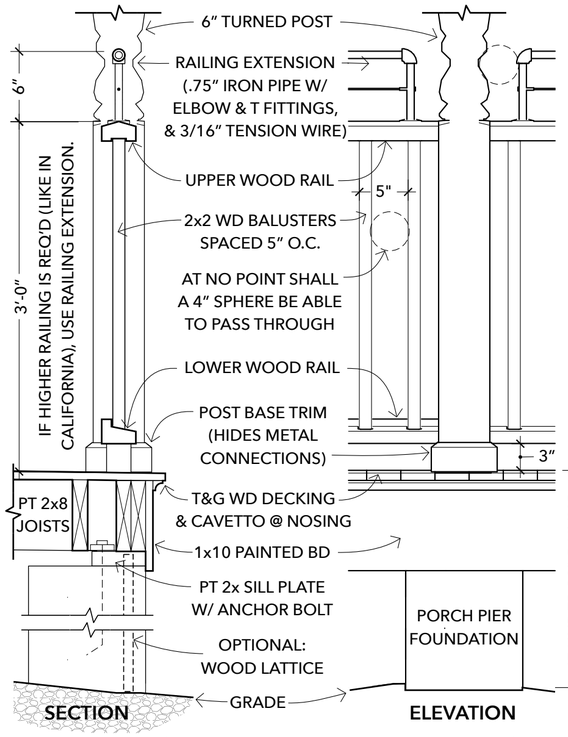
1A FOUNDATION OPT A: CRAWLSPACE

SCALE: 1" = 1'-0" CONDITIONED CRAWLSPACE


12
7.5
ROOFING OVER .5" OSB PANELS
RAISED HEEL ROOF TRUSS
NOTE: ASSEMBLY CAN BE SIMPLER IF EAVE 6" LOWER
1" MIN BAFFLE
9"
BATT INSULATION @ CEILING
6"
HALF ROUND GUTTER & DRIP FLASHING
1x6 FASCIA BOARD
TRIM
.5" SOFFIT PANEL W/ .5" FASCIA STRIP VENT
2x8 FRIEZE BD ON 1x4 STRAPPING
OPERABLE WINDOW SHUTTER (OR ELSE NO SHUTTERS AT ALL)
GYP BD SHEATHING
2x4 STUD WALL W/ BATT INSULATION
NOTE: DO NOT PORK CHOP THE EAVE!

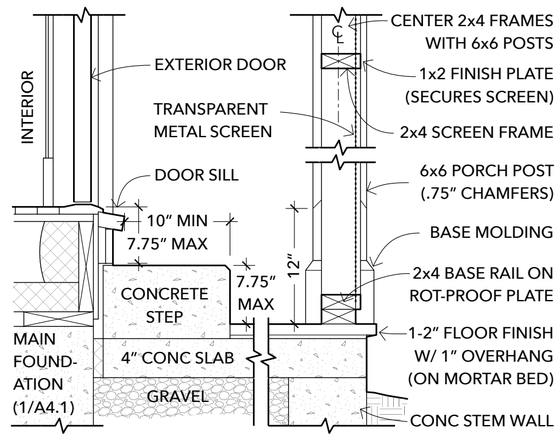
2 MAIN ROOF EAVE DETAIL

SCALE: 1" = 1'-0"


6" TURNED POST
RAILING EXTENSION (.75" IRON PIPE W/ ELBOW & T FITTINGS, & 3/16" TENSION WIRE)
6"
UPPER WOOD RAIL
5"
2x2 WD BALUSTERS SPACED 5" O.C.
3'-0"
IF HIGHER RAILING IS REQ'D (LIKE IN CALIFORNIA), USE RAILING EXTENSION.
AT NO POINT SHALL A 4" SPHERE BE ABLE TO PASS THROUGH
LOWER WOOD RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
3"
PT 2x8 JOISTS
T&G WD DECKING & CAVETTO @ NOSING
1x10 PAINTED BD
PT 2x SILL PLATE W/ ANCHOR BOLT
PORCH PIER FOUNDATION
OPTIONAL: WOOD LATTICE
GRADE
SECTION
ELEVATION
IF UNDER 30", RAILING IS USUALLY NOT REQ'D

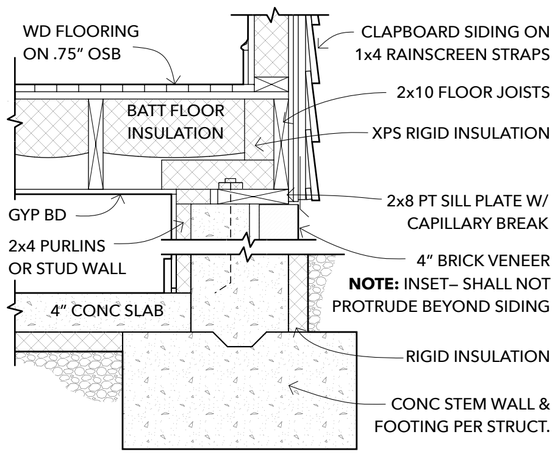
5 PORCH (SHOWS RAILING OPTIONS)

SCALE: 1" = 1'-0" IF 42" NOT REQ'D, OMIT EXTENSION



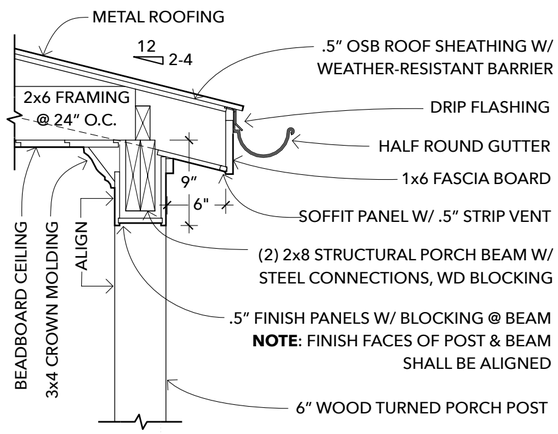
7 SCREEN PORCH @ CONC SLAB

SCALE: 1" = 1'-0"


WD FLOORING ON .75" OSB
CLAPBOARD SIDING ON 1x4 RAINSCREEN STRAPS
2x10 FLOOR JOISTS
BATT FLOOR INSULATION
XPS RIGID INSULATION
GYP BD
2x8 PT SILL PLATE W/ CAPILLARY BREAK
2x4 PURLINS OR STUD WALL
4" BRICK VENEER
NOTE: INSET– SHALL NOT PROTRUDE BEYOND SIDING
4" CONC SLAB
RIGID INSULATION
CONC STEM WALL & FOOTING PER STRUCT.

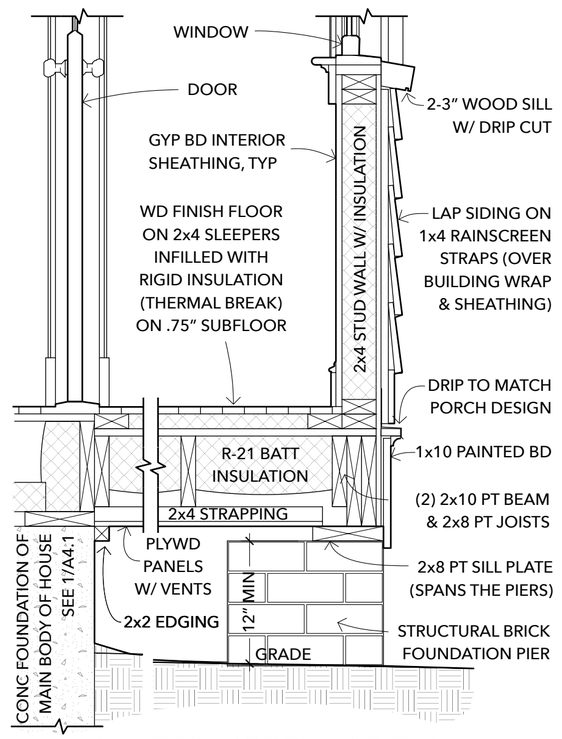
1B FOUNDATION OPT B: BASEMENT

SCALE: 1" = 1'-0" OPTION (PORCH NOT SHOWN)



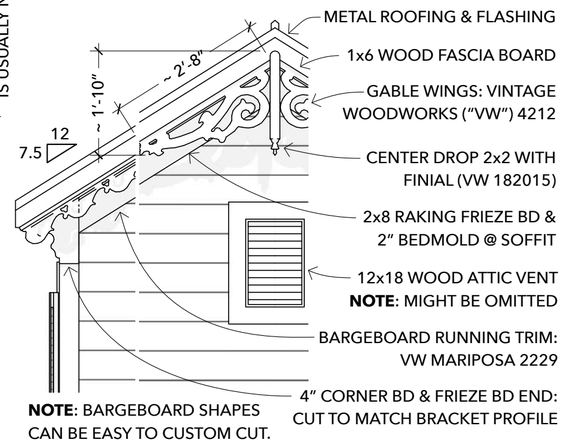
3 PORCH EAVE DETAIL

SCALE: 1" = 1'-0"


WINDOW
DOOR
GYP BD INTERIOR SHEATHING, TYP
WD FINISH FLOOR ON 2x4 SLEEPERS INFILLED WITH RIGID INSULATION (THERMAL BREAK) ON .75" SUBFLOOR
2x4 STUD WALL W/ INSULATION
2-3" WOOD SILL W/ DRIP CUT
LAP SIDING ON 1x4 RAINSCREEN STRAPS (OVER BUILDING WRAP & SHEATHING)
DRIP TO MATCH PORCH DESIGN
1x10 PAINTED BD
R-21 BATT INSULATION
2x4 STRAPPING
(2) 2x10 PT BEAM & 2x8 PT JOISTS
PLYWD PANELS W/ VENTS
2x8 PT SILL PLATE (SPANS THE PIERS)
12" MIN
2x2 EDGING
STRUCTURAL BRICK FOUNDATION PIER
GRADE
CONC FOUNDATION OF MAIN BODY OF HOUSE SEE 1/A4.1

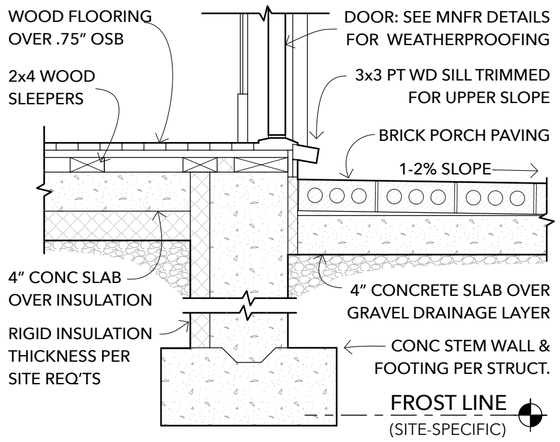
6 INSULATED "PORCH ADDITION"

SCALE: 1" = 1'-0" NOTE: TO BE BUILT IN PHASE 1


METAL ROOFING & FLASHING
1x6 WOOD FASCIA BOARD
~ 2'-8"
~ 1'-10"
GABLE WINGS: VINTAGE WOODWORKS ("VW") 4212
12
7.5
CENTER DROP 2x2 WITH FINIAL (VW 182015)
2x8 RAKING FRIEZE BD & 2" BEDMOLD @ SOFFIT
12x18 WOOD ATTIC VENT
NOTE: MIGHT BE OMITTED
BARGEBOARD RUNNING TRIM: VW MARIPOSA 2229
4" CORNER BD & FRIEZE BD END: CUT TO MATCH BRACKET PROFILE
NOTE: BARGEBOARD SHAPES CAN BE EASY TO CUSTOM CUT.

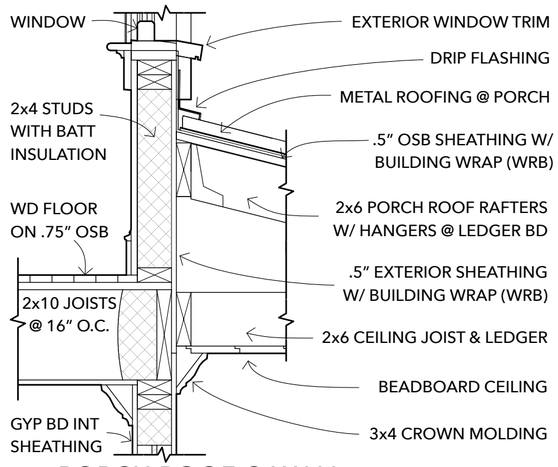
8 GABLE ORNAMENT (OPTION)

SCALE: 1/2" = 1'-0" GINGERBREAD DECORATIONS


WOOD FLOORING OVER .75" OSB
DOOR: SEE MNFR DETAILS FOR WEATHERPROOFING
2x4 WOOD SLEEPERS
3x3 PT WD SILL TRIMMED FOR UPPER SLOPE
BRICK PORCH PAVING
1-2% SLOPE
4" CONC SLAB OVER INSULATION
4" CONCRETE SLAB OVER GRAVEL DRAINAGE LAYER
RIGID INSULATION THICKNESS PER SITE REQ'TS
CONC STEM WALL & FOOTING PER STRUCT.
FROST LINE
(SITE-SPECIFIC)

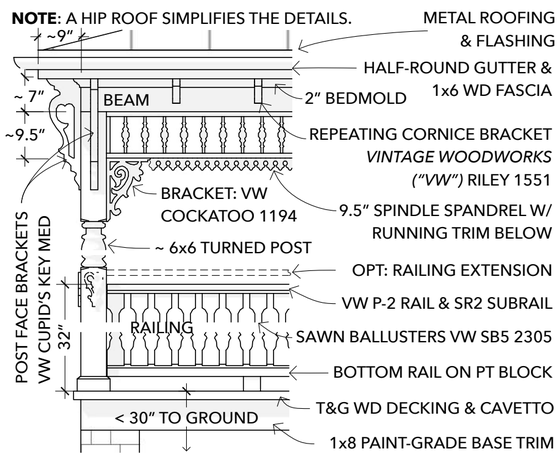
1C FOUNDATION OPTION C: SLAB

SCALE: 1" = 1'-0" UNCOMMON FOR OLD HOUSES


WINDOW
EXTERIOR WINDOW TRIM
DRIP FLASHING
METAL ROOFING @ PORCH
2x4 STUDS WITH BATT INSULATION
.5" OSB SHEATHING W/ BUILDING WRAP (WRB)
WD FLOOR ON .75" OSB
2x6 PORCH ROOF RAFTERS W/ HANGERS @ LEDGER BD
.5" EXTERIOR SHEATHING W/ BUILDING WRAP (WRB)
2x10 JOISTS @ 16" O.C.
2x6 CEILING JOIST & LEDGER
BEADBOARD CEILING
GYP BD INT SHEATHING
3x4 CROWN MOLDING

4 PORCH ROOF @ WALL

SCALE: 1" = 1'-0"


NOTE: A HIP ROOF SIMPLIFIES THE DETAILS.
~9"
METAL ROOFING & FLASHING
HALF-ROUND GUTTER & 1x6 WD FASCIA
~ 7"
BEAM
2" BEDMOLD
~9.5"
REPEATING CORNICE BRACKET VINTAGE WOODWORKS ("VW") RILEY 1551
BRACKET: VW COCKATOO 1194
9.5" SPINDLE SPANDREL W/ RUNNING TRIM BELOW
~ 6x6 TURNED POST
POST FACE BRACKETS VW CUPID'S KEY MED
OPT: RAILING EXTENSION
VW P-2 RAIL & SR2 SUBRAIL
32"
RAILING
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL ON PT BLOCK
T&G WD DECKING & CAVETTO
< 30" TO GROUND
1x8 PAINT-GRADE BASE TRIM

9 PORCH ORNAMENT (OPTION)

SCALE: 1/2" = 1'-0" GINGERBREAD DECORATIONS

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EXTERIOR DETAILS & OPTIONS

A4.1

MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	SOLID RED COLOR, SAND-FACED, AVOID WIRE CUT OR "EXTRUDED" LOOK	OLD CAROLINA BRICK COMPANY
F-02	FLOOR DECKING	1x4	PAINTED WOOD	TONGUE & GROOVE, UNPAINTED CEDAR PREFERRED, PAINTED WORKS FINE	RECLAIMED PREFERRED.
F-04	PORCH COLUMNS	6x6	PAINTED WOOD	JULIE: CHAMFERED .75" FROM EDGES, APRIL & MAE: TURNED PORCH POSTS	-
F-20	CLAPBOARD SIDING	6"	FIBER CEMENT	VINYL AND ALUMINUM SIDING ARE FORBIDDEN (DETAILS NEVER LOOK RIGHT).	JAMES HARDIE / ARTISAN LAP SIDING
F-22	EXT OPENING CASING	5-6"	FIBER CEMENT	FOR ALL SIDING, WOOD IS STILL AN OPTION. CEDAR PREFERRED.	HARDIPLANK OR 2x LUMBER
F-24	BED MOLDING	2.5", 4"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-26	ASTRAGAL	1"	ROT-RESISTANT	PAINTED. VARIOUS EXTERIOR-GRADE MATERIAL OPTIONS ARE OKAY HERE	-
F-28	CROWN MOLDING	3-6"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-40	STANDING SEAM ROOF	16" O.C.	GALVALUME	METAL. NO CORRUGATIONS. USE 5V PANELS FOR ECONOMICAL OPTION.	-
F-42	HALF-ROUND GUTTER	5" DIA	COPPER	GALV STEEL ALSO AN OPTION. ADJUST SIZE ACCORDING TO CLIMATE.	-
F-44	KITCHEN COUNTERTOP	1.5-2"	-	CHOOSE: QUARTZ, BUTCHER BLOCK, PORCELAIN TILE, GRANITE, SOAPSTONE	CHOICE BY HOMEOWNER.
F-48	BATHROOM COUNTERTOP	1.5-2"	-	CHOOSE: CERAMIC, QUARTZ, PORCELAIN, BUTCHER BLOCK, GRANITE, MARBLE	CHOICE BY HOMEOWNER.
F-50	HARDWOOD FLOOR	2-3" BDS	FINISH WOOD	TONGUE & GROOVE, STAINED. CREATE FLOOR PATTERNS AS DESIRED.	RECLAIMED PREFERRED.
F-52	FLOOR TILE	1-2" HEX	CERAMIC	HEXAGONAL PATTERN. WHITE COLOR, SMALLEST TILES PREFERRED	-
F-60	WALL TILE	4" SQUARE	CERAMIC	WHITE SUBWAY TILE, OR CHOICE BY HOMEOWNER.	-
F-62	BASE MOLDING	.5"x5"	FINISH WOOD	MAY INCLUDE DECORATIVE BASE CAP MOLDING.	-
F-64	INT OPENING CASING	.5"X5"	WOOD	PAINTED, WITH .1"-THICK PLINTH BLOCK AT BASE	-
F-68	BEADBOARD	1/2"	COMPOSITE PANEL	EXTERIOR GRADE BEADBOARD TO BE USED AT PORCH CEILING.	-
F-74	HANDRAIL	2"	FINISH WOOD	STAINED SAME COLOR AS FLOOR. MAKE SURE TO FOLLOW ALL REGULATIONS.	-
F-76	NEWEL POST	4x4	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-78	BALUSTERS	2x2	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-79	CROWN MOLDING	4-6"	WOOD	PAINT-GRADE	-
F-80	WINDOW SHUTTERS	SEE NOTE	WOOD/COMPOSITE	SHUTTERS SHALL BE OPERABLE, AND SIZED TO EACH WINDOW.	- TIMBERLANE. OR BOARD & BATTEN.

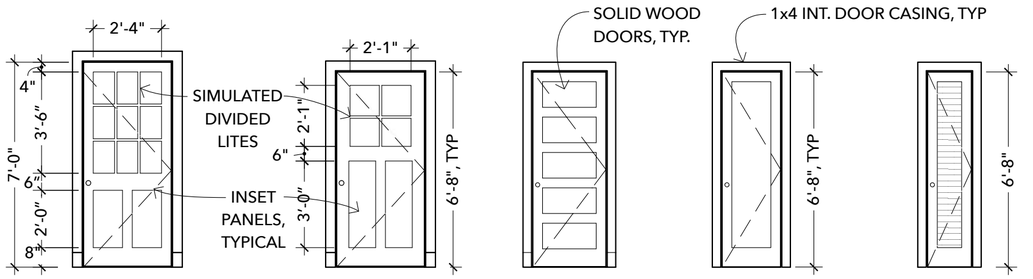
1 MATERIALS SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

MARK	ITEM	SIZE	NOTES	MANUFACTURER / MODEL
X-00	REFRIGERATOR	24" MAX WIDTH	ENERGY STAR, COUNTER DEPTH (24" DEPTH STRONGLY PREFERRED)	BLOMBERG BRFB1042SS
X-02	KITCHEN SINK	24" UNIT WIDTH	DOUBLE OR SINGLE BOWL, VITREOUS CHINA PREFERRED	HIGHPOINT COLLECTION OR SINKOLOGY FIRECLAY
X-04	RANGE / OVEN	24"x24"x36"	-	-
X-06	MICROWAVE/HOOD	24" WIDTH	FOR SIZE FLEXIBILITY, CABINET ABOVE THIS UNIT MAY BE OPEN SHELVING	FRIGIDAIRE UMV1422 US
X-08	WATER FAUCET	-	CHOICE BY HOMEOWNER.	-
X-12	DISHWASHER	24" WIDTH	-	-
X-16	FLOOR CABINETS	VARIES	FOR AN ECONOMICAL OPTION, USE IKEA UNITS WITH CUSTOM DOORS.	IKEA / SEKTION
X-18	WALL CABINETS	VARIES	GLASS DOORS, WITH MANY PANES, PREFERRED. DOORS MAY BE BUILT DIY.	IKEA / SEKTION
X-20	TOILET	26"x18"	SINGLE BOWL, VITREOUS CHINA. STANDARD SIZE.	TOTO / ROWAN CST405MF OR EQUIVALENT
X-26	BATHROOM VANITY	30"(& 36") WIDE	CABINETS AND COUNTERTOP SURFACES TO BE CHOSEN BY HOMEOWNER.	-
X-30	BATHTUB	30x48	WALL TILE. GLASS DOORS OR CURTAIN. SEAT W/ SINGLE SLAB OF STONE	-
X-62	WASHER DRYER COMBO	30x30x72 MAX	VENTLESS, COMPACT (STACKED UNITS ALSO WORK IN JUNE & APRIL ALCOVES)	HAIER / HWD1600BW
X-68	WATER HEATER	17x15x5	WALL-MOUNTED, TANKLESS, INSTANT WATER HEATER.	STIEBEL ELTRON TEMPRA

2 FIXTURES SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED



5 DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"

NOTE: 32" CLEAR OPENING REQ'D AT FRONT DOOR (ACCOUNT FOR DOOR THICKNESS & HINGE).

ITEM	MANUFACTURER / MODEL
INTERIOR CEILING LIGHT SCONCE	-
INTERIOR WALL LIGHT SCONCE	-
KIT. WASTE CABINET HARDWARE	-
KIT. SINK HARDWARE	-
SHOWER HARDWARE	-
BATH SINK HARDWARE	-
WINDOW SHUTTER HARDWARE	-
(OPT) PORCH HANGING LIGHT	-
(OPT) KITCHEN FLOORING (IF UNIQUE)	-

GINGERBREAD ORNAMENT OPTIONS:	***(NOTE: VW = "VINTAGE WOODWORKS")***
PORCH BRACKET	- VW COCKATOO 1194
REPEATING CORNICE BRACKET (PORCH)	- VW: EMMA 1560 (~6"x6")
POST FACE BRACKET	- VW "CUPID'S KEY" MEDIUM
REPEATING CORNICE BRACKET (EAVE)	- VW RILEY 1551
GABLE WING	- VW 4212
CENTER DROP	- 2x2, FINIAL (VW 182015)
BARGEBOARD RUNNING TRIM	- VW MARIPOSA 2229
SAWN BALLUSTERS	- VW SB5 2305
PORCH RAILING	- VW P-2 RAIL & SR2 SUBRAIL

SIMPLER ORNAMENT:	
REPEATING CORNICE BRACKET	- VW: RILEY 1551

3 ADDITIONAL PRODUCT CHOICES

NOTE: MAY BE OMITTED, OR GIVEN MULTIPLE OPTIONS.

FINAL NOTES & FURTHER READING

ARCHITECTURAL PLANS NEVER HAVE ALL OF THE INFORMATION A BUILDER COULD NEED. BY PRACTICAL NECESSITY, PLANS ALWAYS OMIT SOME USEFUL IDEAS OR EXPLANATIONS. CODE DIAGRAMS CAN BE PLACED IN THE PLANS, AND SHOP DRAWINGS MAY BE INCLUDED – YET SUCH INFORMATION IS ALWAYS BETTER PRESENTED BY ALTERNATIVE METHODS. SO AS A SUPPLEMENT TO THESE DRAWINGS, HERE IS A LIST OF SOME USEFUL RESOURCES:

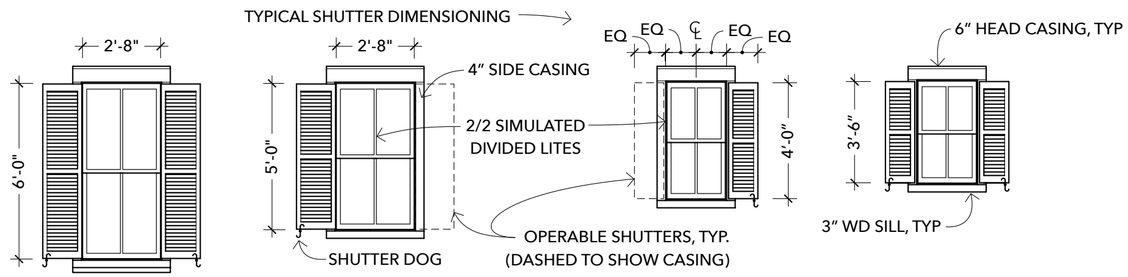
IF THE DESIGN IS BEING MODIFIED, ONE OF THESE (YOUR PICK) IS REQUIRED READING:
1. "*GET YOUR HOUSE RIGHT*", BY MARIANNE CUSATO & BEN PENTREATH
2. "*TRADITIONAL CONSTRUCTION PATTERNS*", BY STEPHEN MOUZON & SUSAN HENDERSON

FOR TECHNICAL INFORMATION AND GUIDANCE:
3. "*SKETCHUP & LAYOUT FOR ARCHITECTURE*", BY NICK SONDER (THE SOFTWARE USED HERE)
4. "*RESIDENTIAL BUILDING CODES ILLUSTRATED*", BY FRANCIS CHING AND OTHERS

FOR A BIG PICTURE UNDERSTANDING:
5. "*A PATTERN LANGUAGE*", BY CHRISTOPHER ALEXANDER (GENERAL DESIGN PRINCIPLES)
6. "*HOW BUILDINGS LEARN", BY STEWART BRAND (ADAPTABLE ARCHITECTURE STRATEGIES)*

4 NOTES & ADDITIONAL RESOURCES

INCLUDING REQUIRED & RECOMMENDED READING



6 WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0"

NOTE: 24x48 WINDOW MAY BE REPLACED BY 24x42 WINDOW. MAINTAIN HEADER HEIGHTS.

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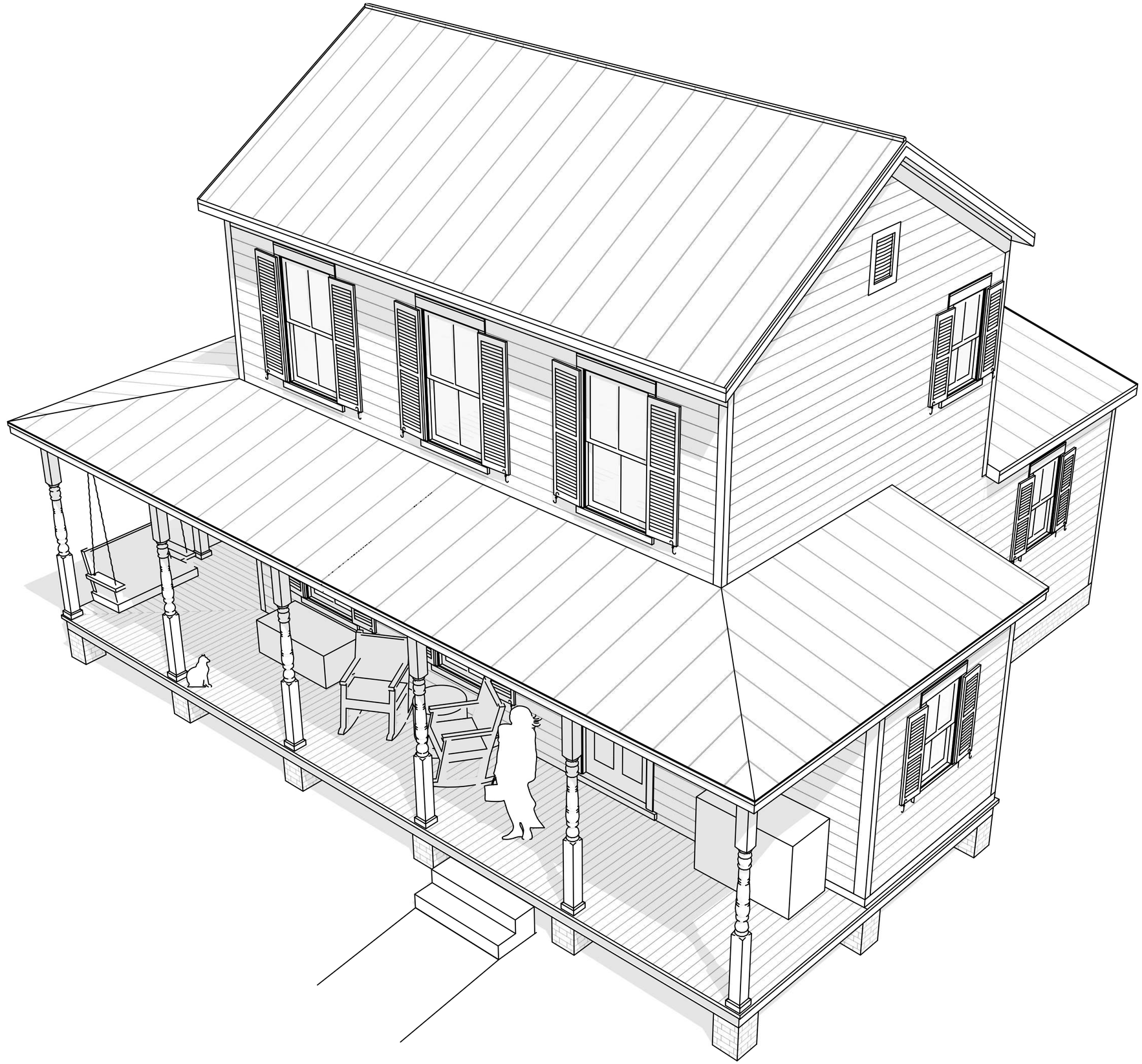
SCHEDULES

A5.0



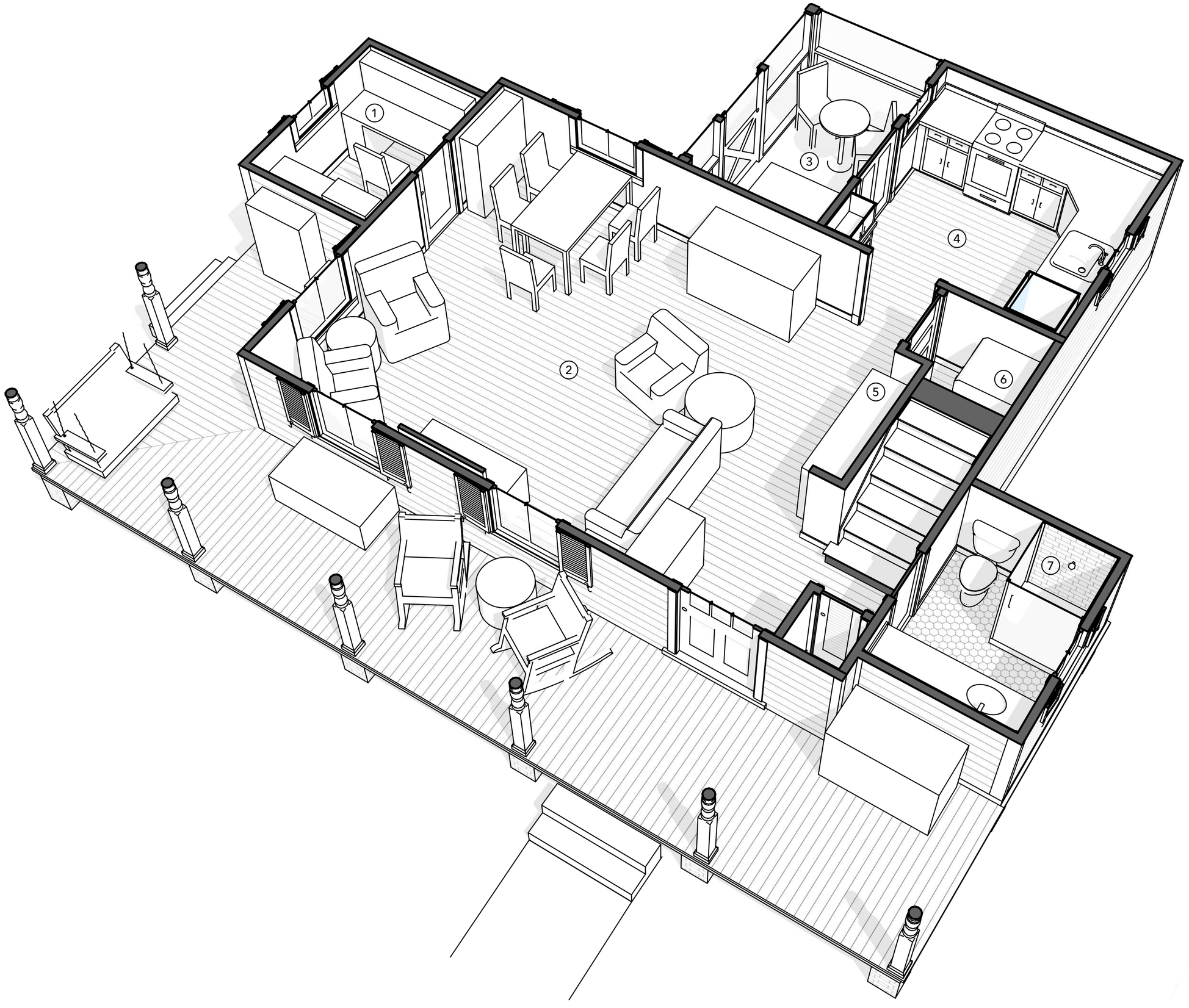
My Starter Farmhouses are designed with interchangeable options (like porches, interior layouts, and rear additions). Caroline is a variation with an open living area and a wrap-around porch. Also, this variation has many additions: a kitchen and screen porch to the rear, a side addition with a downstairs bathroom, and another side addition with a small room, which can be an office or other function.

CAROLINE'S STARTER FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

Each of the Starter Farmhouse designs begin as a 16x24 primary massing – about 750 square feet at the smallest. In a time before 30-year mortgages, houses usually started this small and grew as needed. These additions gave a sense of personality and charm to each house. Likewise, you'll be able to enlarge this design by choosing from a series of additions. Or you can build it all at once.



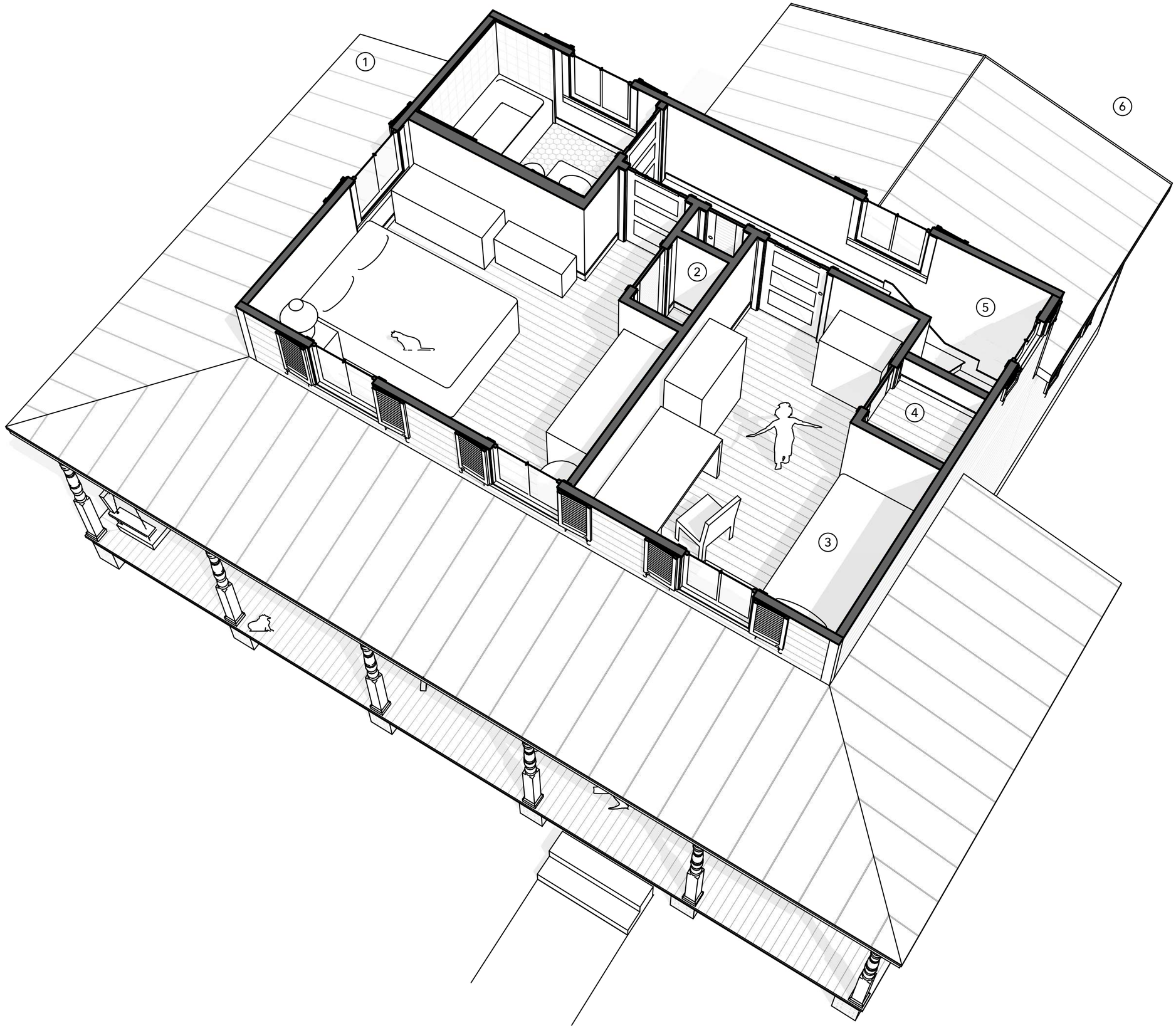
CAROLINE'S STARTER FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(1) A tiny office is shown here, but it could be storage, laundry, or even a guest bedroom. It would be a true "bed-room", with only space for a queen-size bed and a shelving unit. **(2)** The lower level of this house is arranged in an open plan. Because of this layout, it can work well for large gatherings. However, it also retains intimacy and formality by placing utilitarian functions in separate rooms.

(3) The screen porch to the rear can function as a mudroom. **(4)** This kitchen isn't an "exhibition kitchen" open to the living area. You don't need to keep it spotless just in case you have visitors. **(5)** This wall could hold various functions: built-in cabinets, coat hooks, a movie screen, or a woodstove. **(6)** The laundry closet. **(7)** Stacked laundry machines could be included here, instead of this shower.



(1) The lower roofs surround the house, but they'd barely be noticeable from upstairs (unless you're standing right next to a window). **(2)** The closets here can be omitted or rearranged, depending on preferences. **(3)** The bedroom alcove needs enough space for a bed (7 feet, which is probably required by code). With head height minimums, this significantly limits the stairs and the whole design.

CAROLINE'S STARTER FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(4) For stairway head clearances (80" min), this closet needs that raised platform. **(5)** Two windows are added by the winder stairs, just in case a rear addition is added (blocking one). One window here is important. **(6)** The rear kitchen/porch can become a hyphen connecting to a garage. Garages tend to be massive, blocking views and light. A hyphen preserves natural lighting and cross breezes.

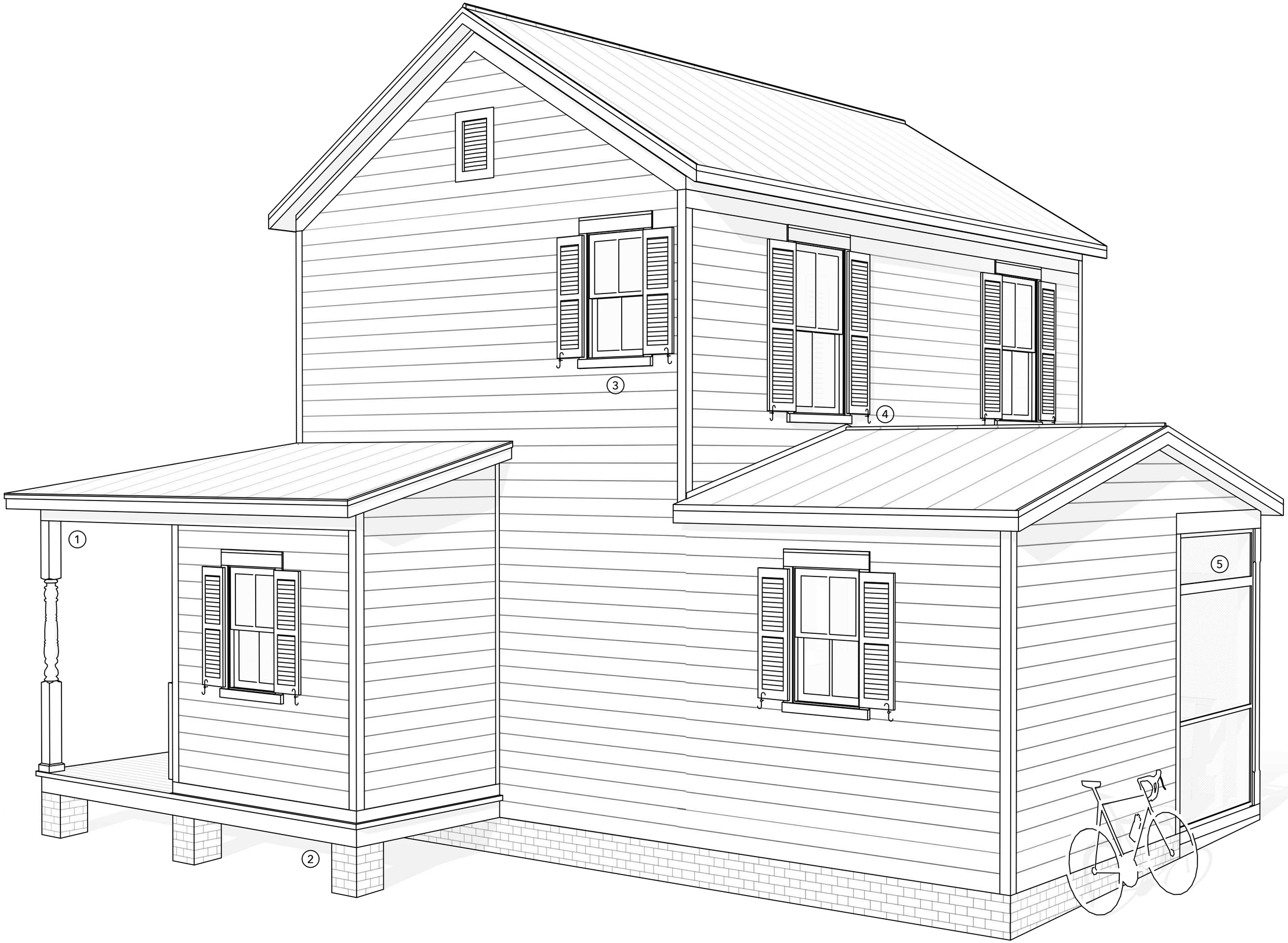
Caroline's Farmhouse has a wrap-around porch with many small additions. Though it would look great surrounded by a large field, it could also fit well in a 50'x50' clearing in a forest. The design is simple, economical, and easy to adapt.
(1) Operable shutters are functional. If cost is an issue, just omit them. No fakes.
(2) The large windows on the lower level still look great if the porch is removed.

CAROLINE'S STARTER FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(3) A note of caution– even though this is perhaps the simplest eave imaginable, builders tend to mangle historical details like this by building "pork chop eaves."
(4) The porch roof shouldn't be too steep. It may need long gutters, and downspouts at the side rooms. **(5)** The porch is low to the ground with only 3 steps down, to avoid railings (with strict codes, they're expensive to build right).



CAROLINE'S STARTER FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) The porch columns could have more gingerbread added to them, perhaps as a future renovation. Such decorations are not easily to apply to most new houses. **(2)** The side room additions are designed to look like filled-in porch bays, requiring an insulated and ventilated floor assembly. Overall, it's easy but unconventional. This adds character and a sense of history to the house's design.

(3) This window could be omitted, but its opening should at least be framed in. That's because, with a rear addition, the window at the upstairs hall would be closed up, making a dark, stuffy space. **(4)** The rear roof can be slightly shallower, to avoid this pinch point. **(5)** The screen porch can function as a mudroom, and can be walled in. This is a potential connection point to a future attached garage.

CAROLINE'S STARTER FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) The porch's open crawlspace can be enclosed with wooden lattice (and a metal screen on the inside. The decking has to be low to avoid the need for a guardrail, but the compromise is that this crawlspace is tiny. **(2)** You can have a basement instead of a conditioned crawlspace. Put the basement stairs directly under the other stairs. **(3)** The open living area has many possible arrangements. **(4)** The roof can be framed with normal trusses. The slope corresponds to historical roof pitches. Making it shallower could reduce its old fashioned charm. **(5)** The kitchen has space for open shelves or narrow cabinets, which are better for pantries. **(6)** The kitchen has many windows to improve the daylighting and cross breezes. Balanced light sources make a space feel more cozy and inviting.